

**West Berkshire Local Plan
Housing Site Allocations Development Plan Document**

Habitat Regulations Assessment Screening Report

Addendum – Proposed Main Modifications and Minor Changes

December 2016

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1. Introduction

- 1.1 This addendum to the submission Housing Site Allocations Development Plan Document (DPD) Habitat Regulations Assessment (HRA) Screening Report (April 2016)¹ considers the proposed Main Modifications to the Housing Site Allocations DPD that were issued by the Inspector on 17 October 2016. It also takes into account the Council's proposed minor changes necessary to improve the clarity of the document, correct factual information, and correct typographical errors.
- 1.2 European legislation² and government regulations³ introduce the need to carry out a HRA on DPDs to protect the integrity of internationally important nature conservation sites. These internationally important sites, collectively known as Natura 2000 sites, include Special Areas of Conservation (SAC) and Special Protection Areas (SPAs). Within West Berkshire there are three designated SACs (Kennet and Lambourn Floodplain, River Lambourn and Kennet Valley Alderwoods), and a further two within 2km of the boundary of West Berkshire (Hartslock Wood in South Oxfordshire and Hackpen Hill in the Vale of White Horse). Whilst there is no SPA within West Berkshire, the south eastern area of the district falls within the 5km boundary of the Thames Basin Heaths SPA.
- 1.3 The Housing Site Allocations 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. The role of the Housing Site Allocations DPD is 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 provided in the DPD, as are a review of settlement boundaries of those settlements within the settlement hierarchy, policies for housing in the countryside and a residential parking policy for new development.
- 1.4 The Housing Site Allocations DPD was submitted to the Secretary of State for examination on 6 April 2016, and one of the accompanying submission documents included the HRA Screening Report (April 2016). This report demonstrates that the allocations and policies within the DPD would not result in impacts and effects divergent to those assessed for the Core Strategy. Furthermore, the report concluded that the housing site allocations, proposed sites and an area of search for Gypsies, Travellers and Travelling Showpeople, amendments to settlement boundaries, housing in the countryside policies, as well as a policy on residential parking standards will not introduce impacts that would lead to a significant negative effect on the Natura 2000 sites of relevance.

¹ Housing Site Allocations DPD Submission Habitat Regulations Assessment Screening Report (April 2016): <http://info.westberks.gov.uk/index.aspx?articleid=30373>

² Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043> and European Directive 2009/147/EC on the conservation of wild birds (the Birds Directive): <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32009L0147>

³ Conservation of Habitats and Species Regulations 2010: <http://www.legislation.gov.uk/ukxi/2010/490/regulation/41/made>

- 1.5 Examination hearing sessions were held in June and July 2016 to discuss a number of issues upon which the Inspector required clarification. The purpose of the discussions at the hearings was for the Inspector, the Council and participants to gain the fullest possible understanding of any Main Modifications that may be required to make the DPD sound and legally compliant. The Council was then invited by the Inspector to make a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for him to recommend Main Modifications to the DPD. The Council made this formal request on 2nd September 2016.
- 1.6 During the hearing sessions, the Inspector asked the Council to undertake additional work on a number of issues. This work was completed in August 2016 and was submitted to the Inspector at the beginning of September. The Inspector then sought additional comments on this work from those participants who attended the relevant hearing sessions. Based on the outcomes of the hearing sessions and the additional work undertaken, the Inspector issued his preliminary findings on 17th October 2016. The findings are without prejudice to his final report but set out the Main Modifications ⁴ he considers are required in order to make the DPD sound.
- 1.7 It is important that any proposed Main Modifications do not undermine, or possibly undermine, the sustainability process that has informed the preparation of the DPD. The Council has therefore updated the SA/SEA Report and produced this addendum to the Habitats Regulations Assessment, both of which accompany the DPD.
- 1.8 The Council has also published a Schedule of Proposed Minor Changes comprising modifications of a minor nature to update the DPD, to correct errors and to provide clarification in interpreting the policies of the DPD. This is not subject to public consultation and so will not be considered by the Inspector, but is being published for information. These minor changes have been taken into consideration in this addendum to the Habitats Regulations Assessment.

⁴ Housing Site Allocations DPD Main Modifications – Inspector’s Preliminary Findings (17 October 2016): <http://info.westberks.gov.uk/CHttpHandler.ashx?id=42906&p=0>

2. Screening of Modifications

2.1 Table 2.1 considers in turn each main modification and Table 2.2 the proposed minor changes. Both tables set out whether the modifications would result in changes to the HRA Screening Report (April 2016) by way of introducing additional potential effects on Natura 2000 sites. If changes are identified, then mitigation/avoidance measures are identified within the tables.

Table 2.1: Screening of proposed Main Modifications

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
MM1	Paragraphs 1.1 to 1.9 (background and approach to housing numbers)	4	Clarification of the role of the DPD, its relationship to the Core Strategy, its time-frame, the Council's approach to development within the AONB and the relationship to the Policies Map.	<ul style="list-style-type: none"> To clarify that the plan is intended to cover the same period as the Core Strategy. To clarify following the Inspector's request to consider references to OAN in the DPD and provide clarity of the purpose of the DPD (see additional work ref HW1). Request made by inspector for wording regarding the policies map to be included in the DPD (see additional work ref HW57). Clarification following Inspector's request to consider whether the trajectory is appropriate for inclusion in the DPD and to set out any changes (see additional work ref HW2). 	<p>No: the proposed modifications provide clarity on the DPD's role, timescale, relationship with the Core Strategy and approach to development within the AONB. They do not alter the amount or location of development.</p> <p>It should be noted that the HRA Screening Report (April 2016) concludes that the allocations and policies within the DPD do not result in impacts that are divergent to those assessed in the Core Strategy HRA.</p>
MM2	1.35 to 1.37 (settlement boundary reviews)	8	Clarification regarding the review of settlement boundaries.	To clarify that, in this DPD, settlement boundaries have only been reviewed for those settlements in the settlement hierarchy.	No: the proposed modification provides clarity on which settlements have had their settlement boundary reviewed. The HRA Screening Report (April 2016) considered the review of settlement boundaries and concluded that it would not introduce impacts that would lead to a significant negative effect on the Natura 2000 sites of relevance.
MM3	After 1.5	4	The modification introduces a	To clarify the links between the DPD and Neighbourhood Plans	No: the proposed modification clarifies that the Council will support communities wishing to

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
			new section on Neighbourhood Plans and within this provides clarification on the role of Neighbourhood Plans.	following the Inspector's request (see additional work ref HW5).	develop a Neighbourhood Plan. It also specifies that any such plans coming forward following the adoption of the DPD will boost the supply of housing across the district adding flexibility. Any future allocations/housing requirements for Neighbourhood Plans to deliver will be considered as part of the new Local Plan (which upon adoption at the end of 2019 will supersede the Core Strategy and Housing Site Allocations DPD). Whilst not all Neighbourhood Plans need a HRA, this will depend upon the area to be covered and whether its proposals and policies will impact upon any Natura 2000 sites.
MM4	Policy HSA1	13	Modify policy to refer to approximately 0.7ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan.	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM5	HSA2	14	Modify policy to refer to approximately 4.8ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan.	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in Appendix 1 of the HRA Screening Report (April 2016).
MM6	HSA2	14	Add text regarding	<ul style="list-style-type: none"> To include information about the heritage setting of the site. 	No: the proposed modification adds additional heritage requirements to the policy. The site is not

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
			heritage setting, protecting archaeological remains and protecting the Speen Conservation Area.	<ul style="list-style-type: none"> Due to the presence of the site within the possible 2nd battle of Newbury site, field evaluation will be required in addition to an archaeological desk based assessment (DBA), not just as a result of the DBA. To better reflect the purpose of designation of the Conservation Area. 	located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM7	HSA3	16	Modify policy to refer to approximately 3.3ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan.	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM8	HSA3	16	Add new bullet point relating to specific landscape mitigation measures.	<ul style="list-style-type: none"> Landscape work has been carried out on the site and has made the recommendations proposed for inclusion within the policy regarding mitigation To clarify how the site should be developed. Further landscape information is now available for the site. Indicative site plan updated at request of Inspector (HW48). 	No: the proposed modification provides further detail on landscape mitigation measures. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
MM9	HSA4	18	Modify policy to refer to approximately 7.7ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan.	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM10	HSA5	21	Refer to requirement for a mains sewer connection and protected habitats.	<ul style="list-style-type: none"> To clarify the HRA and the DPD with regard to 'compensation measures' for European protected sites. To strengthen the wording regarding the need for developments affecting European protected sites to connect to mains sewers for foul water 	No: whilst the site is within close proximity to the Kennet and Lambourn Floodplain SAC, this proposed modification was identified within the HRA Screening Report (April 2016) (see Table 3.1) and arose following the provision of advice from the Council's Ecologist and Natural England during the preparation of the DPD.
MM11	HSA6	23	Refer to the conservation and enhancement of the listed Poplar Farmhouse.	<ul style="list-style-type: none"> To provide clarification regarding the heritage setting of the site at request of Inspector (HW56) Clarification of the site boundary in relation to the listed building. Indicative site plan updated at request of Inspector (HW55) Landscape buffer clarification to show how the site should be developed. 	No: the proposed modification provides clarification on a Grade II Listed Building, the heritage setting of the site and landscape buffer. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
MM12	HSA6	23	Modify policy to refer to approximately 1.1ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan.	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM13	HSA7	30	Add requirement for a footway.	To clarify the position with regard to the provision of footways.	No: the proposed modification provides clarity on the footway requirements. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM14	HSA8	28	Refer to potential for different access provision.	<ul style="list-style-type: none"> Provision of an alternative access to the site would be suitable in landscape terms and responds to comments made regarding access to the site. To clarify how the site should be developed 	No: the proposed modification considers the provision of an alternative access. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM15	HSA8	28	Modify policy to refer to approximately 1.2ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan.	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM16	Para 2.26 (policies HSA9 and HSA10)	30	Modify text to refer to	To ensure consistency across the DPD by ensuring that the stated	No: whilst the proposed modification amends the developable areas in the policies, this is only so

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
			developable areas of approximately 0.7ha and 2.5ha in relation to the two sites.	developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan	that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM17	HSA11	34	Modify policy to refer to approximately 1ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan.	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM18	HSA12	36	Modify policy to refer to between 150 and 200 dwellings on approximately 4 hectares and the need for good acoustic design.	To reflect the revised developable area of the site following HW18/19 .	No: whilst the proposed modification increases the developable area and subsequent development potential on the site, there are no SACs or SPAs within close proximity as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM19	HSA13	38	Refer to the need for good acoustic design.	Ensure consistency between policy HSA12 and HSA13 in relation to the requirement for noise mitigation following HW18/19 .	No: the proposed modification requires the need for good acoustic design. There are no SACs or SPAs within close proximity as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM20	HSA13	38	Modify policy to include 'approximately'	To ensure consistency across the DPD by ensuring that the stated developable area in the policy	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area

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			before 1ha.	reflects the gross developable area shown on the accompanying indicative site plan	that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM21	HSA14	40	Delete policy HSA14 (North Lakeside) but include text explaining the Council's approach to development at Lakeside.	Site no longer proposed for allocation.	No: the site, which is no longer proposed for allocation, is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM22	HSA15	42	Modify policy to refer to a developable area of approximately 3.4ha and the provision of approximately 100 dwellings.	To reflect the increase in the developable area of the site following HW21 .	No: whilst the proposed modification increases the developable area and subsequent development potential on the site, there are no SACs or SPAs within close proximity as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM23	HSA16	45	Modify policy to refer to approximately 4.8ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).

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MM24	HSA17	47	Modify policy to refer to approximately 2.7ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM25	HSA18	50	Modify policy to refer to approximately 1.2ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM26	HSA19	53	Modify policy to refer to approximately 5.7ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM27	HSA19	53	Refer to the provision of allotments.	Ensure reference to allotments is included within the DPD.	No: the proposed modification arose following consultation responses to the proposed submission consultation of the Housing Site Allocations DPD. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).

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MM28	HSA20	55	Refer to the provision of pedestrian and cycle links.	To clarify the position with regards to access to the site.	<p>No: there is the potential for impact on the nearby River Lambourn SAC as the proposed modification introduces two pedestrian/cycle links to land to the north west of the site through the landscape buffer. However the developable area of the site remains unchanged and it is considered that Housing Site Allocation DPD policies HSA20 and GS1 in addition to several of the Core Strategy policies, will provide avoidance/mitigation measures, as set out below:</p> <p><i>Policy HSA 20:</i></p> <ul style="list-style-type: none"> • a HRA to accompany any future planning application; • development will need to ensure the retention of the 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 buffer/stand-off from the SAC/SSSI of 38m (max 88m); and • 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.

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					<p><i>Policy GS1:</i></p> <ul style="list-style-type: none"> • 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. • All adverse impacts on habitats and species of principal importance for the conservation of biodiversity in England and other biodiversity will be mitigated addressed through avoidance, appropriate buffering, onsite mitigation and where applicable, off-site compensation measures. • Development on the site will connect to the mains sewerage system. 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. <p>Core Strategy:</p> <ul style="list-style-type: none"> • Policy CS17 (Biodiversity and Geodiversity) seeks to conserve and enhance the biodiversity and geodiversity assets across the

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					<p>District. The River Lambourn will receive the highest level of protection under this policy because of its internationally important designation as a Special Area of Conservation.</p> <ul style="list-style-type: none"> • Policy CS5 (Infrastructure) seeks to co-ordinate infrastructure delivery to protect environmental quality. The Council intends to maintain an infrastructure delivery plan identifying the key water and wastewater infrastructure projects required to support the delivery of the Core Strategy. • Core Strategy policies CS14 (Design Principles), CS15 (Sustainable Construction and Energy Efficiency) and CS16 (Flooding) will ensure there are minimal impacts on hydrology through sustainable design and development, and resisting development in areas liable to flood. • Core Strategy policies ADPPP5 (North Wessex Downs AONB) and CS19 (Historic Environment and Landscape Character) will ensure protection of the natural and functional components of the landscape and the conservation and enhancement of the AONB, within which the SAC is located.
MM29	HSA20	55	Refer to a requirement for a connection to a main sewer and habitat	To strengthen the wording regarding the need for developments affecting European protected sites to connect to mains sewers for foul water	No: whilst the site is within close proximity to the River Lambourn SAC, this proposed modification was identified within the HRA Screening Report (April 2016) (see Table 3.2) and arose following the provision of advice from the Council's

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
			protection.		Ecologist and Natural England during the preparation of the DPD.
MM30	HSA20	55	Modify policy to refer to approximately 4.5ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM31	HSA21	57	Refer to a requirement for a connection to a main sewer and habitat protection.	<ul style="list-style-type: none"> To strengthen the wording regarding the need for developments affecting European protected sites to connect to mains sewers for foul water To clarify the HRA and the DPD with regard to 'compensation measures' for European protected sites. 	No: whilst the site is within close proximity to the River Lambourn SAC, this proposed modification was identified within the HRA Screening Report (April 2016) (see Table 3.2) and arose following the provision of advice from the Council's Ecologist and Natural England during the preparation of the DPD.
MM32	HSA21	57	Modify policy to refer to approximately 0.8ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan	No: whilst the site is located in close proximity to the River Lambourn SAC, the proposed modification amends the developable area in the policy so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The developable area remains unchanged.
MM33	HSA22	59	Extend site boundary and landscape buffer, amend	<ul style="list-style-type: none"> Operational sub-station in separate land ownership, so not available for development. To clarify the site boundary 	No: whilst the proposed modification makes changes to the site boundary, landscape buffer, and settlement boundary, the site is not located in close proximity to a SAC or SPA as is

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
			the settlement boundary and move the site access to the west of the electricity sub-station. Remove sub-station from identified area and reduce hectarage accordingly.	<p>and developable area of the site (HW35).</p> <ul style="list-style-type: none"> To clarify the meaning of the term 'landscape buffer' (HW16). To clarify how the site should be developed. 	demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM34	HSA22	59	Modify policy to refer to approximately 2.24ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM35	HSA23	61	Amend developable area to approximately 0.6ha (to take proper account of the protected trees).	<ul style="list-style-type: none"> To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan For clarity in response to concerns raised by local residents (HW27). To clarify how the site should 	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
				be developed.	
MM36	HSA23	61	Include the requirement for an arboricultural survey.	Inspector's request (HW28)	No: the proposed modification includes a requirement for an arboricultural survey within policy HSA23. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM37	Para 2.54	63	Delete reference to boundary change to the south of Chieveley.	The Council does not feel that the proposed change to include Green Lane meets the criteria and would, therefore, not be a justified change. Whilst Green Lane is functionally part of Chieveley its character in the south relates more to the open countryside rather than the main settlement area. The Council therefore proposes to revert to the original settlement boundary at Green Lane	No: the proposed modification deletes a boundary change reference, and there is no SAC/SPA within close proximity to this as is demonstrated in the map contained in Appendix 3 of the HRA Screening Report (April 2016).
MM38	HSA24	64	Refer to having regard to the Conservation Area.	To ensure that the Compton Conservation Area and its setting are fully reflected in the design of the scheme.	No: the proposed modification adds additional requirements to the policy that related to the Compton Conservation Area. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM39	HSA24	64	Modify policy to refer to approximately 9.1ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
				indicative site plan	SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM40	HSA25	67	Modify policy to refer to approximately 1.1ha.	To ensure consistency across the DPD by ensuring that the stated developable area in the policy reflects the gross developable area shown on the accompanying indicative site plan	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM41	HSA25	67	Refer to access via Charlotte Close.	<ul style="list-style-type: none"> The site promoter's response to the proposed submission consultation requested another access to the site from Charlotte Close. Access from this location is considered to be acceptable by the Council's Highways Development Control team. To clarify how the site should be developed. 	No: whilst the proposed modification makes changes to the access to the site, it is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM42	HSA25	67	Delete reference to a comprehensive development with the adjacent site.	Amended following the Inspector's request (HW34) that the Council consider the wording regarding the requirement for the comprehensive development of HER001 and HER004	No: the proposed modification removes reference to comprehensive development with site HER004. Neither site is located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM43	HSA26	69	Modify policy to refer to approximately	To ensure consistency across the DPD by ensuring that the stated developable area in the policy	No: whilst the proposed modification amends the developable area in the policy, this is only so that it accurately reflects the gross developable area

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
			0.6ha.	reflects the gross developable area shown on the accompanying indicative site plan	that is shown on the accompanying site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM44	HSA26	69	Delete reference to a comprehensive development with the adjacent site and clarify access requirements.	Amended following the Inspector's request (HW34) that the Council consider the wording regarding the requirement for the comprehensive development of HER001 and HER004	No: the proposed modification removes reference to comprehensive development with site HER001. Neither site is located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM45	HSA26	69	Refer to the need for a Great Crested Newt survey.	Advice from the Council's Ecologist as included within the site assessment for HER004 (see SA/SEA Appendix 9D AONB site assessments, CD/01/04 (e)) sought the inclusion of a Great Crested Newt Survey within the policy to cover all ponds within the vicinity of the site. This requirement was omitted in error from the policy HSA26.	No: the proposed modification includes a requirement for a Great Crested Newt survey. The site is located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
MM46	HSA26	69	Add bullet point referring to the inclusion in the settlement boundary of properties at	To correct an inconsistency – the settlement boundary review map for Hermitage (see Appendix 6, p.150 of the Proposed Submission HSA DPD) shows the revised settlement boundary as	No: the proposed change to the settlement boundary is not included in close proximity to a SAC or SPA as is demonstrated in the maps contained in Appendix 3 of the HRA Screening Report (April 2016).

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
			Hermitage Green.	including Hermitage Green. This change was omitted from the list of settlement boundary review changes in paragraph 2.57.	
MM47	TS3 Para 1.42 Para 3.19	79	Delete policy TS3 and supporting text.	Site no longer proposed for allocation.	No: whilst the Clapper's Farm area of search is located within the 5-7km boundary of the Thames Basin Heaths SPA, the proposed modification sees the deletion of the policy. Table 3.3 within the HRA Screening Report (April 2016) is therefore no longer applicable.
MM48	C1	85	Include the following settlements that were erroneously omitted from Table: Burghfield, Curridge, Donnington, Eddington, Upper Bucklebury, Wickham.	The 6 settlements were erroneously omitted from C1 at proposed submission. This was corrected via an errata, for ease of reference this is now formally addressed as a modification.	No: The Kennet and Lambourn Floodplain SAC runs along the southern boundary as well as a small area of the southern part of Donnington. The Kennet and Lambourn Floodplain SAC also lies adjacent to the southern boundary of Eddington. There is therefore the potential for new development to be proposed in close proximity to a SAC. However, in combination with Core Strategy policies ADPP5, CS5, CS14, CS15, CS16, CS17, CS18 and CS19 (which all proposals will need to be assessed within the context of the development plan for West Berkshire. The Core Strategy forms part of the development plan), the impact would either be mitigated against or avoided: <ul style="list-style-type: none"> CS17 (Biodiversity and Geodiversity) seeks to conserve and enhance the biodiversity and geodiversity assets across the District. The Kennet and Lambourn Floodplain will receive

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
					<p>the highest level of protection under this policy because of its internationally important designation as a SAC.</p> <ul style="list-style-type: none"> • CS5 (Infrastructure) co-ordinates infrastructure delivery to protect environmental quality. The Council maintains an infrastructure delivery plan identifying the key water and wastewater infrastructure projects required to support the delivery of the Core Strategy. • Policies CS14 (Design Principles), CS15 (Sustainable Construction and Energy Efficiency) and CS16 (Flooding) ensure there are minimal impacts on hydrology through sustainable design and development, and resisting development in areas liable to flood. • Policy CS18 (Green Infrastructure) ensures the effects of disturbance and vandalism are minimal by providing adequate open space in new development. • Policies ADPPP5 (North Wessex Downs AONB) and CS19 (Historic Environment and Landscape Character) will ensure protection of the natural and functional components of the landscape and the conservation and enhancement of the AONB, within which parts of the SACs are located within. <p>Further to this, the General Sites Policy (GS1) in the Housing Site Allocations DPD includes a requirement for an integrated water supply and</p>

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
					<p>drainage strategy to 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 must be occupied in line with this strategy. The requirement goes on to state that 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.</p> <p>Policy C1 of the DPD states that planning permission will not be granted where development would have an adverse cumulative impact on the environment.</p> <p>None of the settlements that were omitted from the policy fall within the 5-7km buffer of the Thames Basin Heaths SPA.</p>
MM49	C1 and para 4.9	84-85	Clarify the policy and supporting text regarding the circumstances where new dwellings in the countryside may be permitted.	To ensure that the wording reflects the intention of the policy.	No: the proposed modification provides clarity on the intent of the policy by stating that the policy also applies to limited infill in settlements in the countryside with no defined settlement boundary.
MM50	C5 (supporting text)	93	Clarify the approach regarding existing educational	To make reference to saved West Berkshire Local Plan 1991-2006 policy ENV. 27 and clarify policy application.	No: the proposed modification clarifies the application of the policy with regard to existing educational establishments within the countryside to explain that there are a number of existing educational and institutional establishments within

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
			establishments in the countryside.		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.
MM51	C5(vii)	93	Reword criterion (vii) to ensure clarity.	To clarify the intent of the criterion.	No: the proposed modification clarifies the intent of criterion (vii) so that it reads: No dwelling serving or closely associated with the rural enterprise has recently been <u>either</u> sold or changed <u>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.
MM52	P1	100	Amend Table regarding parking spaces for flats.	<ul style="list-style-type: none"> Clarification regarding the additional spaces for flats. Brings in line with Reading's parking standards (as with all other requirements in this zone). Allows some flexibility for 1 bed flats in this area. To bring the requirement for 2 bed dwellings in line with each other. There is no evidence that 2 bed flats require more parking than 2 bed houses in zone 1. 	No: as is already set out within the HRA Screening Report (April 2016), the policy in itself will not lead to new development.
MM53	Glossary (Appendix 4)	119-132	Include definition of 'Developable	To clarify the meaning of the term 'developable area' (HW58)	No: the proposed modifications provide additional definitions within the Glossary.

Main Modification Ref	Policy/paragraph of DPD that Main Modification relates to	DPD page number (in Proposed Submission DPD)	Proposed Main Modification	Reason for proposed Main Modification	Do the proposed changes affect the HRA conclusions?
			Area'.		
MM54			Include definition of 'Landscape Buffer'.	To clarify the meaning of the term 'landscape buffer' (HW16)	
MM55			Include definition of 'Masterplan'.	To clarify the meaning of the term 'masterplan' in response to question 2.6 in PS/01/04 Inspectors Issues and Questions)	
MM56			Include definition of 'Parking Zones'.	To clarify the meaning of the term 'parking zones' in response to question 2.6 in PS/01/04 Inspectors Issues and Questions)	

Table 2.1: Screening of proposed minor changes

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
PMC1	Throughout		Remove numbering of section headings	To avoid any confusion with paragraph numbers	No: proposed modification removes numbering of section headings.
PMC2	Paras 1.11 – 1.20	5-6	<p>Between 30 April and 11 June 2014 we held a consultation about the scope and content of the DPD. This is <u>was</u> 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.</p> <p>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 Sandleford Park. This was an optional period of consultation, but in the Council's view an important one as it provides d an opportunity to comment at an early stage of the planning process and enables d us to take your views into account before final decisions are <u>were</u> made.</p> <p>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.</p> <p>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 <u>issues raised</u>. The Statement of</p>	Factual update	No: proposed modification is a factual update

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
			<p>Consultation accompanies this the DPD.</p> <p>We have now then 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 sought your comments on the soundness and legal compliance of the proposals within the draft Plan. This is a statutory period of consultation and is taking took place between 9 November and 21 December 2015. The proposed submission documents included d the following:</p> <ul style="list-style-type: none"> • The Housing Site Allocations Development Plan Document (DPD) • The Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) • Consultation Statement • The Proposed Submission Policies Map • The Duty to Cooperate Statement • The Habitat Regulations Assessment (HRA). <p>There are were 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.</p> <p>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</p>		

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
			<p>consultation form which is available at http://www.westberks.gov.uk/hsaproposedsubmission and return it to us by email at planningpolicy@westberks.gov.uk. Hard copies of the Proposed Submission DPD and consultation form are also available to view at the Council Offices, Market Street and all libraries across the District. We are seeking your comments on the tests of soundness and legal compliance of the Proposed Submission DPD as this will be tested at the Examination. Your comments should therefore address whether the plan is:</p> <ul style="list-style-type: none"> Positively prepared Justified Effective Consistent with national policy. <p>We sought your comments on the soundness and legal compliance of the proposals in the DPD between 9 November and 24 December 2015. All comments made at the preferred options stage have been taken into account in the production of the Proposed Submission DPD and will be submitted to the Inspector. Publication of the Proposed Submission document is a regulatory stage and any additional representations should relate specifically to the legal compliance and soundness of the document. Guidance notes for completing the form are available online.</p> <p>Following the consultation, all the responses will be were submitted to the Secretary of State who will appointed an independent Planning Inspector to examine the plan plan DPD.</p> <p>Examination hearing sessions were held in June and July 2016 to discuss a number of issues upon which the Inspector required clarification. During the hearing sessions the</p>		

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
			Inspector asked the Council to undertake additional work. The Inspector then sought additional comments on this work from participants who attended the relevant hearing sessions. Based on the outcomes of the hearing sessions and the additional work undertaken, the Inspector issued his preliminary findings on 17 October 2016. The findings are without prejudice to his final report but set out the Main Modifications he considers are required in order to make the DPD sound. We are seeking your comments on the soundness and legal compliance of the proposed main Modifications between 12 December 2016 and 30 January 2017.		
PMC3	Policy GS 1	11	<p><i>Amend the 8th bullet point as follows:</i></p> <p>Development will respond positively to the local context, ensuring a high quality of design in keeping with that responds effectively to the character of the surrounding area.</p>	To more accurately reflect Government policy as set out in the NPPF at paragraph 58.	No: the proposed modification more accurately reflects Government policy on quality of design.
PMC4	Policy GS 1 and HRA pages 15 and 17	11	<p><i>Amend the last bullet point as follows:</i></p> <p>All adverse impacts on habitats and species of principal importance for the conservation of biodiversity in England and other biodiversity will be mitigated addressed through avoidance, appropriate buffering, on-site mitigation and where applicable, off-site compensation measures.</p>	<ul style="list-style-type: none"> To clarify the HRA and the DPD with regard to 'compensation measures' for European protected sites. To replace 'mitigated' with 'addressed' to more appropriately reflect national policy as set out 	No: whilst the site is within close proximity to the Kennet and Lambourn Floodplain SAC, this proposed modification was identified within the HRA Screening Report (April 2016) (see Table 3.1) and arose following the provision of advice from the Council's Ecologist and Natural England during the preparation of the DPD.

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
				in paragraph 118 of the NPPF. This wording also better reflects the Council's intentions.	
PMC5	Indicative site plan for Policy HSA 1	13	<i>Amend plan to remove small triangle of land in the north west corner of the site</i>	Factual change following advice from agent regarding land ownership. Does not impact on the development potential of the site.	No: factual change to remove small area of land. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
PMC6	Policy HSA 4	18	<i>Remove bullet point 6 regarding noise and air quality survey</i>	Bullet point unnecessary.	No: the proposed modification removes a requirement for a noise and air quality survey that is not necessary. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
PMC7	Policy HSA 4	18	<i>Amend 2nd sentence of the 3rd sub bullet of the final bullet point of the policy as follows:</i> This area <u>a</u> of land...	Typographical	No: the proposed modification amends typographical error.

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
PMC8	Delivery and Monitoring: Policy HSA 4	19	<p><i>Amend 2nd sentence of Delivery and Monitoring Box as follows:</i></p> <p>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.</p>	To avoid unnecessarily holding back development if it can come forward sooner.	No: the proposed modification reflects that the site could come forward sooner. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
PMC9	Indicative site plan for Policy HSA5	22	<p><i>Update indicative site plan to add newly designated footpath that runs across the site.</i></p>	Factual change. Footpath designation occurred since submission of DPD. Indicative site plan updated at request of Inspector (HW54)	No: whilst the site is in close proximity to the River Lambourn SAC, the proposed modification makes a factual change to show a footpath designation within the site.
PMC10	Policy HSA 7	25	<p><i>Remove 7th bullet point as follows:</i></p> <p>The scheme will be informed by a phase I contamination report with further detailed reports arising from that as necessary.</p>	A contamination report is no longer required	No: the proposed modification removes a policy requirement that is no longer necessary. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
PMC11	Policy HSA 8	28	<p><i>Amend 4th bullet point as follows:</i></p> <p>The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape and</p>	Clarification of intention.	No: the proposed modification clarifies how the site should be developed in relation to the landscape and

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
			Visual Impact Assessment (LVIA) and will include the following measures: Faces in to Clements Mead to enable proper integration with the existing built form of Clements Mead ; Explores the opportunities to provide vision of footpath links to locations including the Cornwell Centre, the Cornwell recreation ground and to existing footpaths and bus stops.		access. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
PMC12	Indicative site plan for Policy HSA13	39	<i>Amend indicative site plan as follows: Reduce access arrow going into site EUA025</i>	Clarification of intention.	No: the proposed modification clarifies how the site should be developed in relation to the access. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
PMC13	Delivery and Monitoring - Policy HSA 12	37	<i>Amend 2nd sentence of Delivery and Monitoring Box as follows:</i> Development of this site is therefore unlikely to commence in the year before 2018/19.	Amendment to reflect what was originally intended.	No: the proposed modification amends the wording of the timing of the delivery of the site. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
PMC14	Policy HSA 13	38	<i>Amend 2nd sentence of Delivery and Monitoring Box as follows:</i> Development of this site is therefore unlikely to commence in the year before 2018/19.	Amendment to reflect what was originally intended.	No: the proposed modification amends the wording of the timing of the delivery of the site. The site is not located in close

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
					proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
PMC15	Policy HSA 16	45	<p><i>Amend sub-bullet point 6, of main bullet point 6 as follows:</i></p> <p>Create a new gateway to Burghfield Common to its north, integrating the development to the north of Clayhill Road.</p>	To reflect concern that there was not an opportunity to integrate the site with the development to the north of Clayhill Road.	<p>No: the proposed modification reflects that there is not an opportunity to integrate the site development to the north of Clayhill Road.</p> <p>Burghfield Common is not within the Thames Basin Heaths SPA 5km and 7km buffers. There are no SPAs within Burghfield Common as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).</p>
PMC16	Indicative site plan for Policy HSA 16	46	<p><i>Amend plan to show updated information for adjacent site HSA 17:</i></p> <p>Remove the arrow indicating the potential foot and cycle link into HSA17:</p>	Factual change for clarification	<p>No: the proposed modification makes a factual correction in relation to the access to an adjacent site. Neither site is located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).</p>

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
PMC17	Indicative site plan for Policy HSA 17	48	<p><i>Amend indicative site plan as follows:</i></p> <ul style="list-style-type: none"> Remove purple arrow coming from the woodland to the north west of the site Add purple arrow linking the site to the existing right of way to the east of the site Remove the required woodland buffer Remove overlap between developable area and landscape buffer around The Hollies Nursing Home <p><i>Consequent amendment to legend as follows:</i></p> <p>Potential Foot & Cycle Link Required Woodland Buffer Required Landscape Buffer</p>	<ul style="list-style-type: none"> Link to woodland originally included in error. Consistency with the policy which states that options for footpath and cycle links to the existing network should be considered (HW24). To clarify how the site should be developed. 	No: the proposed modification removes a link to woodland that was included in error, ensures consistency in the policy with regard to footpath and cycle link options, and clarifies how the site should be developed in relation to the landscape/woodland. The site is not located within close proximity to a SAC or SPA as is demonstrated in Appendix 1 of the HRA Screening Report (April 2016).
PMC18	Policy HSA 20	55	<p><i>Amend first bullet point as follows:</i></p> <p>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 which has a specific need for affordable single person accommodation.</p>	To clarify the accommodation needs of the racehorse industry	No: the proposed modification clarifies the accommodation needs of the racehorse industry. Whilst the site is close to the River Lambourn SAC, the modification will not result in an increase to the location or level of development.
PMC19	2.57	70	<p><i>Amend first bullet point:</i></p> <p>.....Landscape Sensitivity Assessment (2009 (2011))</p>	Typographical	No: the proposed modification amends typographical error
PMC20	Indicative site plan for	77	Amend indicative site plan to remove Ancient Woodland (Long Copse) from the site area.	Factual change. The ancient woodland	No: the proposed modification removes the

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
	Policy TS2			was included in error. It does not form part of the site and will be protected by a 15 metre landscape buffer.	ancient woodland from the site plan. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 1 of the HRA Screening Report (April 2016).
PMC21	Para 3.2	81	<p><i>Update text as follows:</i></p> <p>This policy supplements the detailed provisions for each of the sites set out in policies TS1 and <u>2</u> 3.</p>	Policy TS3 to be deleted.	No: the proposed modification reflects that TS3 has been deleted. Neither New Stocks Farm (TS1) or Long Copse Farm (TS2) are located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 2 of the HRA Screening Report (April 2016).
PMC22	Policy TS 4	81	<p><i>Amend Policy TS4, 4th bullet point as follows:</i></p> <p>Be well designed and laid out with <u>shelter and</u> amenity buildings which are appropriately located and constructed of sympathetic materials <u>suited for the purpose.</u> ; and</p>	To make the requirement clearer for providing shelter that will afford significant protection against radiation in the unlikely event of an accident at AWE Burghfield.	No: the proposed modification provides more clarity on the requirement for providing shelters. The site is not located in close proximity to a SAC or SPA as is demonstrated in the map contained in Appendix 2 of the HRA Screening Report (April 2016).
PMC23	Para 4.11	84	<p><i>Amend second sentence as follows:</i></p> <p>Where appropriate <u>appropriate</u>,</p>	Typographical	No: the proposed modification amends typographical error

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
PMC24	Para 4.36	92	<i>Amend 1st sentence as follows:</i> ...has to be followed	Typographical	No: the proposed modification amends typographical error
PMC25	Policy C5	93	<i>Amend first sentence as follows:</i> New dwellings in the countryside related to and located adjoining at or near to a rural enterprise will be permitted where:...	To clarify the intent of the policy with regard to proximity to rural enterprise.	No: the proposed modification clarifies the proximity of the rural enterprise (at or near to and not adjoining as was stated)
PMC26	Policy C5, criterion iii	93	<i>Amend the first sentence of criterion iii as follows:</i> It is demonstrated that there are no suitable alternative dwellings available or that could be made available in the locality in that location to meet the need. Make last sentence of criterion iii a separate criterion numbered iv. Re-number subsequent criteria.	<ul style="list-style-type: none"> To follow the amendment in the first sentence of C5 and to be consistent with the use of the word "location" in criteria ii and v. The proximity of the settlement boundary is a different criterion to be satisfied. 	No: the proposed modification amends the wording regarding location to ensure consistency with other parts of the policy.
PMC27	Para 4.38	93	<i>Amend second sentence as follows:</i> The council accepts however, that there may be cases...	Typographical	No: the proposed modification amends typographical error
PMC28	Para 4.42	94	<i>Amend second sentence as follows:</i> Being employed in a rural location is not sufficient to quality qualify as a rural worker...	Typographical	No: the proposed modification amends typographical error
PMC29	Para 4.44	94	<i>Amend second sentence as follows:</i>	Typographical	No: the proposed modification amends

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
			Where an agricultural occupancy condition has been applied this will not be related <u>relaxed</u> unless...		typographical error
PMC30	Para 4.60	98	<i>Delete entire paragraph:</i> 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.	To correct an inconsistency with wording elsewhere in the section at 4.14.	No: the proposed modification deletes an inconsistency with supporting paragraph 4.14 which has regard to the intensification of development
PMC31	Policy P1	100	<i>Deletion of point v from the policy as follows:</i> When calculating the full allocation of parking for a development, numbers should be rounded up for each dwelling type and threshold	Not considered necessary, and will allow some flexibility considered on a case by case basis depending on what is most appropriate for the location and mix of dwellings.	No: as set out within the HRA Screening Report (April 2016), policy P1 in itself will not lead to new development
PMC32	Policy P1, point vii	100	<i>Delete reference to two parking zones in the EUA in second sentence:</i> 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...	Typographical	No: proposed modification amends typographical error
PMC33	Table at 5.2	101	<i>Update text for EUA zone as follows:</i> Entirety of the Eastern Urban Area with a 500m buffer outside adopted settlement boundary	Typographical	No: proposed modification amends typographical error
PMC34	Appendix 4	120	<i>Amend explanation for 'affordable housing' as follows:</i> The Council uses the above definition of affordable housing and defines the term affordable as accommodation which is available at a price or rent which is not more than 30% of a	Clarification	No: proposed modification clarifies the Council's approach

Proposed minor change (PMC)	Policy / Paragraph that PMC relates to	DPD Page no. (in Proposed Submission DPD)	PMC	Reason for PMC	Do the proposed changes affect the HRA conclusions?
			householder's new income.		
PMC35	Appendix 6, criterion (ii)	135	Amend text as follows: cartilages curtilages	Typographical	No: proposed modification amends typographical error
PMC36	SA/SEA Appendix 9d PAN011		Amend text as follows: Station Road Shooters Hill .	Address incorrect	No: proposed modification amends incorrect address

3. Conclusions

- 3.1 The potential effects of the West Berkshire Core Strategy have previously been considered by screening policies against the existing European Sites. Using the findings of this work, it was demonstrated in the HRA Screening Report (April 2016) that the housing allocations, allocated sites for Gypsies, Travellers and Travelling Showpeople, policies for housing in the countryside as well as a policy on residential parking standards will not have any adverse effects on the integrity of European sites. Natural England concurred with the Council's conclusions.
- 3.2 The Inspector of the Housing Site Allocations DPD has issued the Council with proposed Main Modifications necessary to make the DPD 'sound'. These modifications are largely concerned with providing additional clarity and updating factual information. The Council has also identified minor changes that correct typographical errors and update factual information.
- 3.3 Tables 2.1 and 2.2 in this addendum to the HRA Screening Report (April 2016) conclude that none of the Main Modifications would affect the conclusions of the HRA Screening Report (April 2016). Whilst several of the Main Modifications have the potential to introduce additional effects on Natura 2000 sites, there are policy safeguards in the Core Strategy and Housing Site Allocations DPD.
- 3.4 The Council are now seeking confirmation from Natural England that no further investigation or Appropriate Assessment is required under the Habitats Directive for the proposed Main Modifications and minor changes to the Housing Site Allocations DPD.