

Supplemental Items for Council

Thursday 28 November 2024 at 7.00 pm
in Council Chamber Council Offices
Market Street Newbury

Part I

Page No.

10. **Proposed Main Modifications to the West Berkshire Local Plan Review (LPR) 2022-2039** 3 - 1216

Purpose: For Council to consider the Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 (LPR) post hearing sessions earlier this year. Also, the updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report, addendum to the Habitat Regulations Assessment (HRA) and the Schedule of Proposed Changes to the Policies Map. The Council is asked to approve the publication of these documents for an 8-week period of public consultation as instructed by the Local Plan Inspector. This is a regulatory stage of the LPR process and requires Council resolution.

(Appendix F not included in pack – available as a standalone document on the [meeting webpage](#))



Sarah Clarke

Service Director (Strategy & Governance)

For further information about this/these item(s), or to inspect any background documents referred to in Part I reports, please contact Darius Zarazel (Principal Democratic Services Officer) on (+44)1635519778

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Supplemental Items
Council to be held on Thursday 28 November 2024 *(continued)*

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format or translation, please contact Sadie Owen on telephone (01635) 519052.

Proposed Main Modifications to the West Berkshire Local Plan Review (LPR) 2022-2039

Committee considering report:	Council
Date of Committee:	28 November 2024
Portfolio Member:	Councillor Denise Gaines
Date Head of Service agreed report: <i>(for Corporate Board)</i>	7 November 2024
Date Portfolio Member agreed report:	14 November 2024
Report Author:	Paula Amorelli
Forward Plan Ref:	C4630

1 Purpose of the Report

- 1.1 The report sets out that the West Berkshire Local Plan Review 2022-2039 (LPR) is still in the Examination Process and therefore the Council is still under the Direction set out in the letter from the Minister of State for Housing, Planning and Building Safety dated 19th December 2023 which requires the Council to continue the Plan through the Examination Process.
- 1.2 The Council is asked to consider the Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 (LPR) post hearing sessions earlier this year. Also, the updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report, addendum to the Habitat Regulations Assessment (HRA) and the Schedule of Proposed Changes to the Policies Map. The Council is asked to approve the publication of these documents for an 8-week period of public consultation as instructed by the Local Plan Inspector. This is a regulatory stage of the LPR process and requires Council resolution.

2 Recommendation(s)

- 2.1 That Council resolves that:
 - 1) It recognises that the Local Plan Review is still in the Examination Process and therefore, the Council is still under the Direction set out in the letter from the Minister of State for Housing, Planning and Building Safety dated 19th December 2023 that requires the Council to continue the Plan through the Examination Process.

- 2) The Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 is published in accordance with Section 20 7(c) of the Planning and Compulsory Purchase Act 2004 (as amended) for an 8 week period of consultation.
- 3) The accompanying updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report on the Proposed Main Modifications and addendum to the Habitats Regulations Assessment (HRA) of the Proposed Main Modifications are published in accordance with Section 20 7(c) of the Planning and Compulsory Purchase Act 2004 (as amended) for an 8 week period of consultation.
- 4) The Schedule of Proposed Changes to the Policies Map is published for an 8 week period of consultation.
- 5) Delegated authority is given to the Executive Director of Place in consultation with the Executive Portfolio Holder for Planning and Housing to agree any further non-material refinements to the wording of the LPR and its accompanying documentation as appropriate, before consultation.

3 Implications and Impact Assessment

Implication	Commentary
<p>Financial:</p>	<p>The Council is committed to producing planning policy documents within the stated timescale set out in the adopted Local Development Scheme. Budget has been made available to resource the Local Plan Review Examination through 2024/25. The full cost of the Local Plan Review can only be estimated at this stage as it is dependent upon the requirements of the Inspector. It is estimated that the cost of preparation of a plan through to adoption is in the region of £1.5m. The financial implications of not having an adopted Local Plan in place can exceed this should it become necessary for the Council to defend applications through appeal which can be in the region of £250-£300k per major appeal. Regular monthly budget monitoring is continuing and budget pressures will be identified and addressed.</p> <p>Should the Council decide not to progress in line with the Inspector’s instruction to publish the Schedules and the associated supporting documents for public consultation, in line with the Direction from the Minister, Central Government may intervene. The Council must reimburse the Secretary of State for any expenditure he incurs in connection with this intervention.</p>
<p>Human Resource:</p>	<p>The Local Plan Review has been in development since 2018 and has involved significant input from across the Council as well as external expertise. The Planning Policy team comprises of approximately 4.2 FTE as well as associated management support, working exclusively at times to progress with the actions required to continue through the process.</p>

	Resources are required from across the Council to develop the policies and evidence base including Highways, Environment Delivery, Education, Legal, Infrastructure, Ecology, Public Health, Adult and Childrens Services, Countryside and Development Management. Preparation of the evidence base and representation at the Examination Hearings has required the support from 7 specialist consultants as well as legal representation including Counsel.			
Legal:	The Planning and Compulsory Purchase Act 2004 (as amended) requires the Council to keep under review the matters which may be expected to affect the development of its area or the planning of its development. The legal implications have been set out within the report. Should the Council not follow the requirements of the Inspector, it is highly likely that MHCLG will intervene.			
Risk Management:	There is a significant risk of government intervention should the Council decline to comply with the Inspector’s action points. This may result in MHCLG taking over the plan. In the event that Central Government took over the plan, the Council must reimburse the Secretary of State for any expenditure he incurs in connection with this intervention. Not having an adopted local plan will put the Council at risk of having to plan for the additional homes required by the new government housing methodology increasing the housing need from 495 to 1057 per annum. This would be likely to result in poor quality speculative development being granted at appeal with associated appeal costs and resourcing implications.			
Property:	No Council owned property is directly impacted			
Policy:	As outlined in the report			
	Positive	Neutral	Negative	Commentary
Equalities Impact:				

Proposed Main Modifications to the West Berkshire Local Plan Review (LPR) 2022-2039

A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		X		Does not discriminate against any protected characteristic.
B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		X		Does not discriminate against any protected characteristic.
Environmental Impact:	X			The full environmental Impacts will be considered through the Plans' Sustainability Appraisal and Strategic Environmental Assessment but has the potential to result in positive environmental impacts in some instances, arising from the policy requirements.
Health Impact:	X			There is the potential for increased opportunities for improved health indicators arising from the proposed additional homes and amenities.
ICT Impact:		X		None
Digital Services Impact:		X		None
Council Strategy Priorities:	X			Delivery of Priority Area 4 4.C - Continue to invest in key infrastructure and public transport. 4.D – Ensure that new housing development comes with suitable infrastructure and enhanced amenities.
Core Business:		X		

Data Impact:		X		
Consultation and Engagement:	Internal consultation on the proposals has taken place with relevant teams including legal officers and legal Counsel. Should the modifications be approved by Council, they will undergo an 8 week period of public consultation, in accordance with the statutory plan making process.			

4 Executive Summary

- 4.1 The West Berkshire Local Plan Review (LPR) is currently being independently examined by a Planning Inspector appointed by the Secretary of State. The Council was Directed by the Minister of State for Housing, Planning and Building Safety on 19th December 2023 to not withdraw the Plan and to progress it through the Examination Process (Appendix C).
- 4.2 Examination hearing sessions were held between 8 May and 3 October 2024 to discuss a number of issues upon which the Planning 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 LPR sound and legally compliant.
- 4.3 Based on the outcomes of the hearing sessions and the additional work undertaken, at the request of the Inspector, the Council has now prepared a Schedule of Proposed Main Modifications to the LPR (Appendix D). The Inspector has made it clear in his latest note IN38 (Appendix E) that at this stage of the Examination these proposed Main Modifications are all necessary to address soundness issues.
- 4.4 It is important that any proposed Main Modifications do not undermine, or possibly undermine, the sustainability process that has informed the preparation of the LPR. The Council has therefore updated the SA/SEA Report (Appendix F) and produced an addendum to the Habitats Regulations Assessment (Appendix G), both of which accompany the LPR.
- 4.5 Any proposed Main Modifications to the LPR require consultation in accordance with Section 20 (7c) of the Planning and Compulsory Purchase Act 2004 (as amended) and the Local Plan Inspector has instructed the Council to progress to consultation. The Council is therefore being asked to consider the Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 (LPR), the updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report and addendum to the Habitat Regulations Assessment (HRA) and to approve these for publication for an 8 week period of public consultation from 6 December 2024 to 31 January 2025. As this is a regulatory period of consultation, views would be sought on the ‘soundness’ of the proposed Main Modifications. The responses received will then be considered by the Inspector in the preparation of his final report.

- 4.6 The Council is required to geographically illustrate policies contained in the LPR on a Policies Map. A number of the proposed Main Modifications to the Plan's policies do require further corresponding changes to be made to the Policies Map (Appendix H). The Council would therefore seek comments on these changes at the same time.
- 4.7 The risks of not following the Inspector's requirements is highly likely to result in intervention from the Ministry for Housing, Communities and Local Government (MHCLG) who could take over the process and charge the Council for its time taken in this intervention. Recent discussions with MHCLG have confirmed that the Council is still within the Examination Process and that under the Direction set out in the letter dated 19th December 2023 (Appendix C), the Council is required to continue the Plan through the Examination Process.
- 4.8 The Council has sought legal advice regarding the consequences of not following the Government Direction and this reinforces the position as set out above.

5 Supporting Information

Introduction

- 5.2 The West Berkshire Local Plan Review (LPR) is currently being independently examined by a Planning Inspector appointed by the Secretary of State. The Inspector's role is to assess whether the LPR has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound (positively prepared, justified, effective and consistent with national policy). If the Inspector concludes that the LPR is sound and meets the necessary tests, it can then be adopted by the Council and will form part of the Development Plan for the District.
- 5.3 The Inspector is examining the LPR as it was submitted to the Secretary of State in March 2023. Examination hearing sessions were held between 8 May and 3 October 2024 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 LPR sound and legally compliant.
- 5.4 During the hearing sessions, the Inspector asked the Council to undertake additional work on a number of issues. He did this through a series of Action Points issued between May and October. The Inspector then sought additional comments on this work from those participants who attended the relevant hearing sessions.
- 5.5 Based on the outcomes of the hearing sessions and the additional work undertaken, at the request of the Inspector, the Council has now prepared a Schedule of Proposed Main Modifications to the LPR (Appendix D). The Inspector has made it clear that at this stage of the Examination he has concluded that these proposed Main Modifications are all necessary to address soundness issues and will be effective in so doing. However, this is without prejudice to his final conclusions which will ultimately be made having regard to representations in response to the forthcoming public consultation, in addition to all of the evidence currently before him.

5.6 The Council was 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 LPR. The Council has not yet made this formal request.

Schedule of Proposed Main Modifications

5.7 The proposed Main Modifications are set out as a schedule in Appendix D with either the conventional form of strikethrough for deletions and underlining for additions of text. The proposed modifications are made to the LPR as submitted to the Secretary of State in March 2023. There are a number of modifications that need to be made, but the main changes can be summarised as follows:

- **Housing requirement**

Over the course of the Examination it has been necessary to extend the plan period to 2041, instead of 2039. As a result, this has increased the overall housing requirement for the Plan from at least 8,721 net additional dwellings per annum to at least 9,270 net additional dwellings per annum. These changes have been made to policy SP12 (MM18 and MM19).

- **Housing land supply**

As a result of an increased housing requirement to cover the plan period, it has been necessary to increase the housing supply identified in the Plan. This has led to the identification of four additional deliverable sites that would boost the housing supply in the five years post adoption of the Plan. These are:

Site Ref	Site Name	Approx no. of dwellings
CA12	Land at Henwick Park, Bowling Green Road, Thatcham	225
CA17	Regency Park Hotel, Bowling Green Road, Thatcham	45
PAN8	Land north of Pangbourne Hill, Pangbourne	25
TIL13	Land at Pincents Lane, Tilehurst	138
TOTAL		433

New policies for these additional sites are set out at MM42, MM43, MM45 and MM57.

- **Settlement boundaries**

Some modifications have been proposed to settlement boundaries to ensure they are consistent with the Settlement Boundary Review Criteria, accurately reflecting the allocated sites and other features within the built-up areas, such as Designated Employment Areas (at Thatcham) and/or Retail Parks (at Tilehurst).

- **North East Thatcham strategic allocation**

Modifications have been proposed to policy SP17 and its supporting text (MM25 and MM26) to respond to representations made by stakeholders and ensure the policy is

effective in delivering a strategic urban extension to Thatcham. The scale of development on the site has been increased and there is a clear policy direction requiring the production of a Supplementary Planning Document (SPD) for the site to provide a framework for future development proposals and add further detail to the policy.

- **Provision of affordable housing**

Main Modifications have been proposed to policy SP19 to bring the policy in line with the National Planning Policy Framework (NPPF) and ensure provision of affordable housing on sites of between 5 and 9 dwellings is only sought in areas designated as rural under Section 157 of the Housing Act 1985 (MM28 and MM29).

- **New Development Management policy on RAF Welford and Denison Barracks**

To ensure that operational defence sites are not affected adversely by the impact of other development proposed in the area a new Development Management policy is proposed to cover RAF Welford and Denison Barracks. This change (MM94) is in response to representations made by the Defence Infrastructure Organisation (DIO) on behalf of the Ministry of Defence and ensures the LPR is consistent with national policy.

The above highlights some of the main changes proposed to the LPR, but it is important to note that changes have been proposed to a number of other policies to ensure they are effective in their implementation, consistent with national policy and to provide clarity. The full Schedule of Proposed Main Modifications is set out in Appendix D.

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

- 5.8 The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) and a Strategic Environmental Assessment (SEA) to be carried out for all development plan documents. Both of these appraisals can be carried out in one appraisal process. In order to avoid any confusion, all references to the SA will refer to both the SA and the SEA.
- 5.9 The objective of the SA is to promote sustainable development through the integration of social, environmental and economic considerations in the preparation of the LPR. The SA focuses on the significant sustainability effects of the LPR and considers alternatives that take into account the social, environmental and economic objectives and the geographical scope of the document.
- 5.10 The proposed Main Modifications have been reviewed and the SA/SEA updated where required. The updated SA/SEA, including a non-technical summary, is attached as Appendix F.
- 5.11 The proposed Main Modifications have not resulted in any significant changes to the outcome of the SA/SEA and are not considered to impact on the overall sustainability of the LPR.

Habitats Regulations Assessment (HRA)

- 5.12 European legislation and government regulations mean that a Habitats Regulations Assessment (HRA) needs to be carried out for the LPR, in order to protect the integrity of internationally important nature conservation sites. These sites, collectively known as Natura 2000 sites include Special Areas of Conservation (SACs) and Special Protection Area (SPAs).
- 5.13 The HRA assesses the likely impacts of the policies of the LPR and possible ‘in combination’ effects with other policies and proposals.
- 5.14 The proposed Main Modifications have been reviewed and the HRA updated where required. An addendum to the submission HRA Screening Report has been produced which considers the proposed Main Modifications to the LPR (Appendix G). It also takes into account the proposed Additional Modifications, the minor changes necessary to improve the clarity of the document, correct factual information, and correct typographical errors. The proposed Main Modifications have not resulted in any significant changes to the outcome of the HRA and are not considered to impact on the overall integrity of internationally important nature conservation sites.

Policies Map

- 5.15 The Council is required to geographically illustrate policies contained in the LPR on a Policies Map. As the LPR Policies Map is not a Development Plan Document the Inspector is unable to recommend Main Modifications to it. However, a number of the published Main Modifications to the Plan’s policies do require further corresponding changes to be made to the Policies Map. The Council is therefore proposing a number of changes to it rather than main modifications (Appendix H). This is to ensure that it is factually correct and provides an accurate representation of the Local Plan policies. The Council would therefore seek comments on these changes at the same time.

Next steps

- 5.16 Any proposed Main Modifications to the LPR require consultation in accordance with Section 20 (7c) of the Planning and Compulsory Purchase Act 2004 (as amended) and the Local Plan Inspector has instructed the Council to progress this consultation. In line with this instruction and the Direction from Central Government to progress the Plan through the Examination Process which is still underway, the Council is asked to approve the Schedule of Proposed Main Modifications and to undertake public consultation. This will take place for an 8 week period from 6 December 2024 to 31 January 2025. Representations will be sought on the documents below as follows:
- Schedule of Proposed Main Modifications to the LPR setting out the changes being proposed by the Council in order to address issues of “soundness” identified by the Planning Inspector during the Examination Process;
 - Updated Sustainability Appraisal;
 - Addendum to the Habitats Regulations Assessment; and

- Schedule of Proposed Changes to the Policies Map

5.17 The Council will also publish a Schedule of Proposed Additional Modifications comprising modifications of a minor nature to update the LPR, to correct errors and to provide clarification in interpreting the policies of the LPR. This would not be subject to public consultation and so would not be considered by the Inspector, but would be published for information only.

5.18 Following the consultation the Council will be able to make a brief written response to any submissions received. All submissions and the Council's response will then be sent to the Inspector so that he can prepare his final report. If the Inspector concludes that the LPR is sound and meets the necessary tests, it can then be adopted by the Council and form part of the Development Plan for the District.

6 Other options considered

6.1 The Council may choose not to follow the recommendations of the Inspector. However, this would be contrary to the Direction letter from the Minister of State for Housing, Planning and Building Safety issued on 19th December 2023 (Appendix C) which requires the Council to continue the Plan through the Examination Process. This Direction states:

'1. Per section 27(2)(b): Not to take any step to withdraw the plan from examination and report monthly (from the date of this letter) to my officials on the progress with the examination. In accordance with section 27(8) of the 2004 Act, the Secretary of State's reason for making this direction is to avoid the unnecessary additional delay to having an up-to-date plan in place and additional expense that withdrawing the plan and preparing a new plan would cause.

2. Per section 27(4)(b): On conclusion of the examination, to publish the Planning Inspector's recommendations and reasons.

3. Per section 27(5)(b): On conclusion of the examination, to consider adopting the plan, including any main modifications recommended by the Planning Inspector deemed necessary to make the plan sound. In accordance with section 27(8) of the 2004 Act, the Secretary of State's reason for making this direction is to give the people of West Berkshire the best chance of having a sound local plan adopted in the near future, protecting the area in which they live from speculative development.

The above directions:

1. do not prevent the Council from deciding to continue progressing the plan through examination; and

2. will remain in force until withdrawn by the Secretary of State.'

6.2 MHCLG has recently confirmed to officers that the Council is still in the Examination Process and has been directed to continue with the Plan in accordance with the Direction letter of 19th December 2023.

- 6.3 The Council has sought further external legal advice regarding the consequences of not following the Government Direction. This advice reinforces the position as set out above and has confirmed that if the Council does not proceed in line with the Inspector's instructions, the Government is likely to intervene and the process is highly likely to continue in any event. The Council must then reimburse the Secretary of State for any costs associated with this intervention. In this event, the Council will no longer have any control over further expenditure to conclude the process. Counsel has advised that the Council must understand the risks and consequences which are set out above. Given the time that this has taken and the resource invested, Counsel's view is that it is highly likely that the Secretary of State would intervene if the Council now ceases to continue with the next steps required for the Local Plan to be adopted.
- 6.4 It is therefore clear that failure to follow the Instructions is likely to lead to further intervention from Central Government and the production of the Local Plan Review would then be taken over, further eroding any influence on the plan making process and leading to additional costs. Central Government would charge the Council for the cost of this intervention. Alternatively, the Inspector may proceed to issue his final report declaring the plan unsound. The Council would then be required to start the plan making process again, adhering to the revised NPPF and a likely significantly increased housing need (increase from 495 to 1057 under the proposed new methodology), plus the additional cost of a new Plan. The Council would lose the protection afforded by having an adopted local plan and the ability to demonstrate a 5-year housing land supply leading to unacceptable speculative development and costly appeals. The sites identified for development in the Local Plan are highly likely to come forward as planning applications and in the absence of a Local Plan, the Council would have no up to date policy in place to secure high quality, infrastructure rich development.

7 Conclusion

- 7.1 The LPR is still in the Examination Process. The Inspector examining the West Berkshire Local Plan Review 2022-2039 has made it clear that at this stage of the Examination that the proposed Main Modifications set out in the Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 (LPR) in Appendix D are necessary to address soundness issues. Any proposed Main Modifications to the LPR require consultation in accordance with Section 20 (7c) of the Planning and Compulsory Purchase Act 2004 (as amended) and the Inspector has instructed the Council to progress to public consultation. As the Council is under Direction from Central Government to progress the LPR through the Examination Process and not to withdraw the Plan, the Council is asked to approve the Schedule of Proposed Main Modifications to the LPR, the updated Sustainability Appraisal, the addendum to the Habitats Regulations Assessment; and the Schedule of Proposed Changes to the Policies Map for public consultation for an 8 week period from 6 December 2024 to 31 January 2025.

8 Appendices

Appendix A – Equalities Impact Assessment

Appendix B – Data Protection Impact Assessment

Appendix C – Letter from Minister of State for Housing, Planning and Building Safety dated 19 December 2023

Appendix D – Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039

Appendix E – IN38: Main Modifications consultation note

Appendix F - updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report (including a non-technical summary)

Appendix G - Addendum to the Habitat Regulations Assessment (HRA)

Appendix H – Proposed Changes to the Policies Map

Corporate Board’s recommendation

Background Papers:

West Berkshire Local Plan Review 2022-2039 (as submitted)

West Berkshire Local Plan Review Examination website

Subject to Call-In: Yes: No:

- | | |
|---|-------------------------------------|
| The item is due to be referred to Council for final approval | <input checked="" type="checkbox"/> |
| Delays in implementation could have serious financial implications for the Council | <input type="checkbox"/> |
| Delays in implementation could compromise the Council’s position | <input type="checkbox"/> |
| Considered or reviewed by Scrutiny Commission or associated Committees, Task Groups within preceding six months | <input type="checkbox"/> |
| Item is Urgent Key Decision | <input type="checkbox"/> |
| Report is to note only | <input type="checkbox"/> |

Wards affected: All

Officer details:

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**West Berkshire Council
Equity Impact Assessment**

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Section 1: Summary details

Directorate and Service Area	Place Planning and Housing
What is being assessed (e.g. name of policy, procedure, project, service or proposed service change).	<i>The Council is asked to consider the Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 (LPR), the updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report and addendum to the Habitat Regulations Assessment (HRA) and to approve these for publication for an 8 week period of public consultation. This is a regulatory stage of the LPR process and requires Council resolution.</i>
Is this a new or existing function or policy?	New
Summary of assessment Briefly summarise the policy or proposed service change. Summarise possible impacts. Does the proposal bias, discriminate or unfairly disadvantage individuals or groups within the community? (following completion of the assessment).	<p>The proposals do not discriminate against any protected characteristic.</p> <p>The full environmental Impacts will be considered through the plans' Sustainability Appraisal and Strategic Environmental Assessment but has the potential to result in positive environmental impacts in some instances, arising from the policy requirements.</p> <p>There is the potential for increased opportunities for improved health indicators arising from the proposed additional homes and amenities.</p>
Completed By	Paula Amorelli
Authorised By	

Section 2: Detail of proposal

<p>Context / Background</p> <p>Briefly summarise the background to the policy or proposed service change, including reasons for any changes from previous versions.</p>	<p>The West Berkshire Local Plan Review (LPR) is currently being independently examined by a Planning Inspector and hearing sessions were held between 8 May and 3 October 2024 to discuss a number of issues upon which the Inspector required clarification. Based on the outcomes of the hearing sessions and the additional work undertaken, at the request of the Inspector, the Council has now prepared a Schedule of Proposed Main Modifications to the LPR (Appendix D).</p> <p>Any proposed Main Modifications to the LPR require consultation in accordance with Section 20 (7c) of the Planning and Compulsory Purchase Act 2004 (as amended). If the Council approves the Schedule of Proposed Main Modifications consultation will take place for an 8 week period from 6 December 2024 to 31 January 2025. Representations will be sought on the documents below as follows:</p> <ul style="list-style-type: none"> • Schedule of Proposed Main Modifications to the LPR • Updated Sustainability Appraisal; • Addendum to the Habitats Regulations Assessment; and • Schedule of Proposed Changes to the Policies Map.
<p>Proposals</p> <p>Explain the detail of the proposals, including why this has been decided as the best course of action.</p>	<p>The Council is asked to consider the Schedule of Proposed Main Modifications to the West Berkshire Local Plan Review 2022-2039 (LPR), the updated Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Report and addendum to the Habitat Regulations Assessment (HRA) and to approve these for publication for an 8 week period of public consultation. This is a regulatory stage of the LPR process and requires Council resolution.</p>

<p>Evidence / Intelligence</p> <p>List and explain any data, consultation outcomes, research findings, feedback from service users and stakeholders etc, that supports your proposals and can help to inform the judgements you make about potential impact on different individuals, communities or groups and our ability to deliver our climate commitments.</p>	<p>The LPR is underpinned by a detailed and robust evidence base. The Examination hearing sessions were held between 8 May and 3 October 2024 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 LPR sound and legally compliant.</p>
<p>Alternatives considered / rejected</p> <p>Summarise any other approaches that have been considered in developing the policy or proposed service change, and the reasons why these were not adopted. This could include reasons why doing nothing is not an option.</p>	<p>The Council may choose not to follow the recommendations of the Inspector. This is likely to lead to further intervention from Government, production of the Local Plan Review would then be taken over, further eroding any influence on the plan making process and leading to additional costs.</p>

Section 3: Impact Assessment - Protected Characteristics

Protected Characteristic	No Impact	Positive	Negative	Description of Impact	Any actions or mitigation to reduce negative impacts	Action owner* (*Job Title, Organisation)	Timescale and monitoring arrangements
Age	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Policies within the LPR will have a positive impact on people of all ages. For example, it contains policies which seek to promote the provision of specialised housing for older people, as well as the provision of sustainable and alternative modes of transport which will improve accessibility for everyone, particularly older people who may rely on public transport. The Plan is inclusive of all members of the community.	N/A		

<p>Disability</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Policies within the LPR will have a positive impact on those with disabilities as the LPR seeks to deliver well designed, accessible places for all.</p> <p>Development proposals will be required to promote, support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. The Plan is inclusive of all members of the community.</p>	<p>N/A</p>		
<p>Gender Reassignment</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The LPR seeks to deliver well designed development that reduces crime and improves safety. This should therefore have a particularly positive benefit for people who are more likely to be victims of crime, including people with this protected characteristic. The Plan is inclusive of all members of the community.</p>	<p>N/A</p>		

Marriage & Civil Partnership	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This group would not be affected.	N/A		
Pregnancy & Maternity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The LPR sees to ensure new development contributes towards the delivery of additional community and healthcare facilities and services which will be of benefit to pregnant people and people with young children. The Plan is inclusive of all members of the community.	N/A		

<p>Race</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The LPR seeks to deliver well designed development that reduces crime and improves safety. Its policies also promote the provision of new housing, including affordable housing, along within boosting job opportunities. In addition, the LPR will safeguard and provide additional pitches for Gypsies and Travellers which will be of benefit to this racial group. The Plan is inclusive of all members of the community.</p>	<p>N/A</p>		
<p>Sex</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The LPR seeks to deliver well designed development that reduces crime and improves safety. This should therefore have a particularly positive benefit for people who are more likely to be victims of crime, including people with this protected characteristic.</p> <p>The Plan is inclusive of all members of the community.</p>	<p>N/A</p>		

Sexual Orientation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The LPR seeks to deliver well designed development that reduces crime and improves safety. This should therefore have a particularly positive benefit for people who are more likely to be victims of crime, including people with this protected characteristic.</p> <p>The Plan is inclusive of all members of the community.</p>	<p>N/A</p>		
Religion or Belief	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>The LPR seeks to deliver well designed development that reduces crime and improves safety. This should therefore have a particularly positive benefit for people who are more likely to be victims of crime, including people with this protected characteristic.</p> <p>The Plan is inclusive of all members of the community.</p>	<p>N/A</p>		

Section 3: Impact Assessment - Additional Community Impacts

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
Rural communities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Policies within the LPR will have a positive impact on rural communities as the LPR seeks to promote sustainable growth within the District's rural areas, as well as to strengthen and diversify the rural economy.	N/A		
Areas of deprivation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The LPR seeks to deliver well designed places that delivers the infrastructure required to support developments.			
Displaced communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A			

Additional community impacts	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner (*Job Title, Organisation)	Timescale and monitoring arrangements
Care experienced people	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A			
The Armed Forces Community	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A			

Section 4: Review

Where bias, negative impact or disadvantage is identified, the proposal and/or implementation can be adapted or changed; meaning there is a need for regular review. This review may also be needed to reflect additional data and evidence for a fuller assessment (proportionate to the decision in question). Please state the agreed review timescale for the identified impacts of the policy implementation or service change.

Review Date	N/A
Person Responsible for Review	N/A

Authorised By	N/A
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EDI employee related EQiA's should now be sent to Human Resources hrenquiries@westberks.gov.uk

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Appendix B

Data Protection Impact Assessment – Stage One

The General Data Protection Regulations require a Data Protection Impact Assessment (DPIA) for certain projects that have a significant impact on the rights of data subjects.

Should you require additional guidance in completing this assessment, please refer to the Information Management Officer via dp@westberks.gov.uk

Directorate:	Development and Housing
Service:	Planning
Team:	Planning Policy
Lead Officer:	Paula Amorelli
Title of Project/System:	Local Plan Review
Date of Assessment:	23/10/24

Do you need to do a Data Protection Impact Assessment (DPIA)?

	Yes	No
<p>Will you be processing SENSITIVE or “special category” personal data?</p> <p><i>Note – sensitive personal data is described as “ data revealing racial or ethnic origin, political opinions, religious or philosophical beliefs, or trade union membership, and the processing of genetic data, biometric data for the purpose of uniquely identifying a natural person, data concerning health or data concerning a natural person’s sex life or sexual orientation”</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Will you be processing data on a large scale?</p> <p><i>Note – Large scale might apply to the number of individuals affected OR the volume of data you are processing OR both</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Will your project or system have a “social media” dimension?</p> <p><i>Note – will it have an interactive element which allows users to communicate directly with one another?</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Will any decisions be automated?</p> <p><i>Note – does your system or process involve circumstances where an individual’s input is “scored” or assessed without intervention/review/checking by a human being? Will there be any “profiling” of data subjects?</i></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Yes	No
Will your project/system involve CCTV or monitoring of an area accessible to the public?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will you be using the data you collect to match or cross-reference against another existing set of data?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will you be using any novel, or technologically advanced systems or processes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small>Note – this could include biometrics, “internet of things” connectivity or anything that is currently not widely utilised</small>		

If you answer “Yes” to any of the above, you will probably need to complete [Data Protection Impact Assessment - Stage Two](#). If you are unsure, please consult with the Information Management Officer before proceeding.



Department for Levelling Up, Housing & Communities

Lee Rowley MP

*Minister of State for Housing, Planning and
Building Safety*
2 Marsham Street
London
SW1P 4DF

Cllr Lee Dillon
Leader of West Berkshire Council
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

Lee.Dillon@westberks.gov.uk
CEO: nigel.lynn1@westberks.gov.uk

19 December 2023

Dear Cllr Dillon

I am writing to you over concerns that West Berkshire Council ('the Council') may withdraw the emerging local plan ('the plan') from examination. The recently published agenda for the extraordinary Council meeting on 19 December indicates that withdrawal of the local plan is being considered.

The Government is clear that local plans are at the heart of the planning system, and it is essential that up-to-date plans are in place and are kept up to date. Section 19 (1) of the Planning and Compulsory Purchase Act 2004 (the 2004 Act) requires that each local planning authority must identify the strategic priorities for the development and use of land in the authority's area, and policies to address those priorities must be set out in the local planning authority's development plan documents such as the local plan.

The last West Berkshire Local Plan was adopted in 2012, withdrawing the plan at this advanced stage of preparation will extend the period in which the Council has had no up-to-date local plan in place and risks it having no up to date plan in place in the current system.

Given the Council's proposed intention to withdraw the plan, consideration has been given to the possible next steps that can be taken in connection with the failure to have an up-to-date plan in place, including intervention by the Secretary of State.

The Secretary of State has powers to intervene under section 27 of the Planning and Compulsory Purchase Act 2004 ('the 2004 Act'), if he thinks that a local planning authority is failing or omitting to do anything it is necessary for them to do in connection with the preparation, revision or adoption of their local plan. It is considered that withdrawing the plan from examination would be a clear failure by the Council of the statutory test set out in section 27(1) of the 2004 Act.

I have also considered the Local Plan intervention criteria in the 2017 White Paper "Fixing our broken housing market", to assist me in determining priority and whether intervention should take place. The applicable criteria are:

- The least progress in plan-making has been made: More than 80% of English Councils have adopted a local plan since West Berkshire (March 2012). If the Council withdraws the plan, it would be left with one of the oldest local plans in the country.
- Policies in plans have not been kept up to date: The Council committed to updating the plan some time ago with the first consultation taking place in 2018. The Adopted local plan is now over 10 years old, and it is reasonable to assume, given the commitment to update the plan several years ago, policies in the plan will not be up to date.
- There was higher housing pressure: I note in recent years the Council has performed well against the Housing Delivery Test. Whilst affordability in West Berkshire is still worse than in two thirds of the country, I cannot conclude that there is higher housing pressure, but for the reasons set out in the remainder of this letter I consider intervention is justified.
- Intervention would have the greatest impact in accelerating Local Plan production: Considering the average time taken to prepare a local plan is seven years and we are approaching the phased introduction of a new planning system, withdrawing the plan at this stage could only lead to significant further delay whilst a new plan is prepared. Intervening would therefore accelerate plan production given the current plan is submitted and at examination.
- The wider planning context in the area; the potential impact on neighbourhood planning: There are 9 designated neighbourhood planning areas in West Berkshire. Delays caused by withdrawing the plan could significantly slow down neighbourhood plan progress and could also disincentivise other communities from coming forward to start the process.

Having considered West Berkshire's performance against the intervention policy criteria and the statutory test set out in section 27(1) of the 2004 Act, I am satisfied that intervention action is justified.

Accordingly, the Secretary of State is exercising his powers under section 27 of the 2004 Act and directs the Council as follows:

- 1. Per section 27(2)(b): Not to take any step to withdraw the plan from examination and report monthly (from the date of this letter) to my officials on the progress with the examination.** In accordance with section 27(8) of the 2004 Act, the Secretary of State's reason for making this direction is to avoid the unnecessary additional delay to having an up-to-date plan in place and additional expense that withdrawing the plan and preparing a new plan would cause.
- 2. Per section 27(4)(b): On conclusion of the examination, to publish the Planning Inspector's recommendations and reasons.**
- 3. Per section 27(5)(b): On conclusion of the examination, to consider adopting the plan, including any main modifications recommended by the Planning Inspector deemed necessary to make the plan sound.** In accordance with section 27(8) of the 2004 Act, the Secretary of State's reason for making this direction is to give the people of West Berkshire the best chance of having a sound local plan adopted in the near future, protecting the area in which they live from speculative development.

The above directions:

- 1. do not prevent the Council from deciding to continue progressing the plan through examination; and**
- 2. will remain in force until withdrawn by the Secretary of State.**

Should a significant delay occur to progressing the examination, or should you fail to comply with the directions in this letter, I will consider taking further intervention action to ensure that an up-to-date local plan is in place.

Notwithstanding this direction, I would like to take the opportunity to ask you to set out by 12 January 2024 any exceptional circumstances that should be taken into account when the Secretary of State considers the next steps to take in relation to the Direction and the emerging plan. To be clear, this neither alters nor removes the direction set out in this letter.

In the meantime, officials in the department will continue to engage with your officers.

Yours ever,

A handwritten signature in blue ink, appearing to read 'Lee', is centered on the page.

LEE ROWLEY MP

Minister of State for Housing, Planning and Building Safety

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**West Berkshire Local Plan Review (LPR) 2022-2039
Schedule of Proposed Main Modifications (MM) - November 2024**

This schedule contains all of the Proposed Main Modifications to the submitted [West Berkshire Local Plan Review 2022 – 2039 \(LPR\)](#) which have been proposed in order to make the Plan sound. This version supersedes all earlier versions of Proposed Main Modifications schedules published on the examination website.

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

Please note that the page numbers and paragraph numbering below refer to the [Proposed Submission LPR dated 20 January 2023](#), as submitted.

A number of the Main Modifications require further corresponding changes to the made to the Policies Map. These changes are set out in a separate document.

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Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
Chapter 4 Development Strategy: Our Place Based Approach				
MM1	14	Paragraph 4.11	<i>Insert additional text to the end of paragraph 4.11 as follows:</i> <u>'Future growth for Newbury and Thatcham has been set in the context of a long-term Vision developed for both towns, ensuring growth is sustainable in the longer term.'</u>	To reflect requirements of national policy. See Council response to PQ33 .
MM2	15	Paragraph 4.17	<i>Insert key diagram after paragraph 4.17 as set out in Annex A below</i>	To ensure compliance with national policy. See

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
				Council response to PQ17 .
MM3	16 - 17	Policy SP1	<p><i>Amendments to the following settlement boundaries as referenced in fourth paragraph:</i></p> <ul style="list-style-type: none"> • <i>Chieveley – to ensure consistency with the Settlement Boundary Review Criteria (as shown in the Schedule of Proposed Changes to the Policies Map (PMC1))</i> • <i>Newbury – to reflect amendment to allocated site boundary of Sandleford Park (as shown in the Schedule of Proposed Changes to the Policies Map (PMC2))</i> • <i>Pangbourne - to reflect new site allocation at Land north of Pangbourne Hill (as shown in the Schedule of Proposed Changes to the Policies Map (PMC3))</i> • <i>Thatcham – to reflect modifications to policy SP17, the inclusion of Colthrop Industrial Estate and the new site allocations at Henwick Park and Land east of Regency Park Hotel (as shown in the Schedule of Proposed Changes to the Policies Map (PMC4))</i> • <i>Tilehurst – to reflect new site allocation at Pincents Lane and the inclusion of the Pincents Lane Retail Park. (as shown in the Schedule of Proposed Changes to the Policies Map (PMC5))</i> <p><i>Amend sixth paragraph of the policy as follows:</i></p> <p><i>'In making optimum use of land and achieving high quality design Ddensity on individual sites will vary according to their location and context, size of developable area and site specific issues such as shape and access:</i></p> <ul style="list-style-type: none"> • Within Newbury, Thatcham, Tilehurst, Purley on Thames, and Calcot, 	<p>In response to the Inspector's Action Points: AP10 contained within IN14 AP27 contained within IN18 AP76 and AP77 contained within IN30 AP23 contained within IN18 AP47 contained within IN26</p> <p>In response to the Inspector's Action Point (AP30) contained within IN26</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>developments are expected to secure a net density of at least 35 dwellings per hectare with densities of at least 70 dwellings per hectare in town centres and for flatted developments along main transport routes and close to transport nodes.</p> <ul style="list-style-type: none"> • Within other defined settlements developments are expected to secure a net density of at least 30 dwellings per hectare with higher densities achievable in the centres of Hungerford, Pangbourne and Theale. • Developments on the edge of defined settlements are generally expected to secure a net density of 30 dwellings <u>per hectare outside of the AONB, and 20 dwellings per hectare within the AONB.</u> • However, <u>Lower density developments will be appropriate in certain areas of the District that are particularly sensitive to the impact of intensification and redevelopment. This may be because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport.'</u> <p><i>Amend the policy under 'Eastern Area' sub-heading as follows:</i></p> <p>'Eastern Area</p> <p><u>The Eastern Urban Area will continue to be a focus for housing development through existing commitments, allocated sites and regeneration and change in the existing built up area.</u></p> <p>The individual identities of the separate settlements within this area will be</p>	<p>In response to the Inspector's Action Point (AP6) contained within IN14</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>maintained and the high quality landscape and environmental assets in this part of West Berkshire will be conserved and enhanced.</p> <p>Theale will be a focus for additional housing through existing commitments and <u>allocated sites</u> new allocations.</p> <p>The area will continue to be important for business development with the retention of DEAs.'</p>	
MM4	19	Policy SP2	<p><i>Amend the policy by adding a new second paragraph as follows:</i></p> <p><u>'Development in the setting of the AONB will be required to have regard to the interrelationship with the AONB and its landscape character and special qualities. Proposals will be required to be sensitively located and designed to avoid or minimise any adverse impacts on the AONB.'</u></p>	In response to the Inspector's Action Point (AP7) contained within IN14
MM5	19 - 20	Supporting text to policy SP2	<p><i>Amend the supporting text after paragraph 4.24 as follows:</i></p> <p><u>'The setting of the North Wessex Downs National Landscape (AONB) and the protected landscape of the AONB itself add value to each other as the landscape and landforms link visually and functionally. The policy recognises this important interrelationship and seeks to ensure that development in its setting does not cause significant harm to the AONB by being poorly located or designed. This is especially the case where long views from or to the AONB are identified as important, or where the landscape character of land within and adjoining the AONB is complementary.'</u></p> <p><i>Insert two new paragraphs after paragraph 4.28 as follows:</i></p>	<p>In response to the Inspector's Action Point (AP7) contained within IN14.</p> <p>To clarify position regarding the exceptional circumstances test for major development allocations within the AONB. See Council response to PQ30 and PQ31</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>'As part of the development of the LPR the Council has demonstrated the exceptional circumstances which justify allocating the sites identified in the LPR within the AONB. Therefore, proposals that meet the requirements of the relevant site allocation policy, along with other relevant policies, will be deemed to be in accordance with the development plan and consistent with national policy.'</u></p> <p><u>The exceptional circumstances necessary to justify the allocation of any sites for major development within NDPs will be expected to be demonstrated through individual neighbourhood plans. Proposals that meet the requirements of the relevant site allocation policy in the neighbourhood plan, along with other relevant policies in the development plan, will be deemed to be in accordance with the development plan and consistent with national policy.'</u></p>	
MM6	21 - 22	Policy SP3	<p><i>Amend the policy as follows:</i></p> <p>'Urban Areas: b) Strategic and non-strategic sites allocated for housing and economic development through other policies in the LPR <u>and/or</u> neighbourhood plans.</p> <p>Rural Service Centres: f) Non-strategic sites allocated for housing and economic development through other policies in the LPR <u>and/or</u> neighbourhood plans</p> <p>Service Villages: i) Non-strategic sites allocated for housing and economic development through other policies in the LPR <u>and/or</u> neighbourhood plans'.</p> <p><i>Insert new paragraph at the end of the policy as follows:</i></p>	For clarity. The term 'or' could be interpreted as having development delivered through sites in the LPR <u>or</u> neighbourhood planning, rather than either or both. See WS3/1 Council response to Q3.4.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<u>'Neighbourhood plans can allocate non-strategic sites for development. These must be located either within and/or adjoining the settlement boundaries of Urban Areas, Rural Service Centres and Service Villages. Strategic site allocations cannot be made within neighbourhood plans.'</u>	In response to the Inspector's Action Point (AP8) contained within IN14
MM7	22	Supporting text to policy SP3	<i>Amend the supporting text by adding a new paragraph after paragraph 4.34 as follows:</i> <u>'Any non-strategic residential allocations within neighbourhood plans that are situated within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply.'</u>	In response to the Inspector's Action Point (AP8) contained within IN14
MM8	23	Policy SP4	<i>Amend policy SP4 as follows:</i> 'Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield <u>Within the Office for Nuclear Regulation (ONR) land use planning consultation zones surrounding AWE Aldermaston and AWE Burghfield development will be managed in the interests of public safety, and to ensure that any proposed developments do not adversely affect the defence related operation or capability of the AWE sites. pose an external</u>	In response to the Inspector's Action Point (AP12) contained within IN14

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>hazard to the AWE sites, any new development of a type more particularly described in the table below¹ located in the Detailed Emergency Planning Zone (DEPZ)² of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) and/or Ministry of Defence (MoD) have advised against that development and/or object.</p> <p><u>Development proposals within the land use planning consultation zones that pose an unacceptable risk to the operation of the AWE Off-Site Emergency Plan (OSEP) and/or adversely affect the defence related operation or capability of the AWE sites will be refused planning permission.</u></p> <p><u>In determining applications, the ONR and AWE/MOD will be consulted on development proposals applications for new development in the Detailed Emergency Planning Zone (DEPZ)³, Outer Consultation Zone (OCZ)⁴ and any other 12km consultation zone as detailed on ONR website which meets the ONR consultation criteria as detailed on the ONR website⁵, described in the table below (as may be amended by the ONR from time to time).</u></p> <p><u>Development within the DEPZ is likely to be refused planning permission where the ONR, as regulator of the nuclear licensed sites, advise against the proposed development.</u></p>	

¹ This table reflects the ONR's consultation criteria as at 2022 – please note that these may change over time and the Policy SP4 reflects the Council's intention to follow the latest ONR guidance from time to time.

² Detailed Emergency Planning Zone (DEPZ) as defined by REPPiR and as detailed on the Council's website.

³ Current and future Detailed Emergency Planning Zone (DEPZ) as defined by REPPiR and as detailed on the Council's website. The extent of the DEPZs (at January 2023) shown in Appendix 3 and the Policies Map could change before the Local Plan is updated or superseded. Policy SP4 will be applied to the latest version of the DEPZ.

⁴ Outer Consultation Zone (OCZ) and 12km zones as defined on by ONR website along with relevant distances and centre points. The OCZ and 12km zones are depicted in Appendix 3 and on the Policies Map.

⁵ <https://www.onr.org.uk/our-work/what-we-regulate/other-regulationslegislations/land-use-planning/>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification												
			<p>For development proposals in the DEPZ and OCZ for each of AWE's, consideration will be given as to how the proposed development would impact on the AWE Off-Site Emergency Plan and supporting documents.</p> <p>Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation</p> <table border="1" data-bbox="651 564 1720 1420"> <thead> <tr> <th colspan="2" data-bbox="651 564 1272 603">AWE Aldermaston (AWE A)</th> <th data-bbox="1272 564 1720 603">AWE Burghfield (AWE B)</th> </tr> <tr> <th data-bbox="651 603 842 641">Zone</th> <th colspan="2" data-bbox="842 603 1720 641">Development Type</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 641 842 975">DEPZ</td> <td colspan="2" data-bbox="842 641 1720 975"> <p>Any new development, re-use or re-classification of an existing development that could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan.</p> <p>Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.</p> </td> </tr> <tr> <td data-bbox="651 975 842 1420">OCZ</td> <td colspan="2" data-bbox="842 975 1720 1420"> <p>Any new residential development of 200 dwellings or greater.</p> <p>Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons).</p> <p>Any new non-residential development that could introduce vulnerable groups to the OCZ.</p> <p>Any new development re-use or re-classification of an existing development that could pose an external hazard to</p> </td> </tr> </tbody> </table>	AWE Aldermaston (AWE A)		AWE Burghfield (AWE B)	Zone	Development Type		DEPZ	<p>Any new development, re-use or re-classification of an existing development that could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan.</p> <p>Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.</p>		OCZ	<p>Any new residential development of 200 dwellings or greater.</p> <p>Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons).</p> <p>Any new non-residential development that could introduce vulnerable groups to the OCZ.</p> <p>Any new development re-use or re-classification of an existing development that could pose an external hazard to</p>		
AWE Aldermaston (AWE A)		AWE Burghfield (AWE B)														
Zone	Development Type															
DEPZ	<p>Any new development, re-use or re-classification of an existing development that could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan.</p> <p>Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.</p>															
OCZ	<p>Any new residential development of 200 dwellings or greater.</p> <p>Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons).</p> <p>Any new non-residential development that could introduce vulnerable groups to the OCZ.</p> <p>Any new development re-use or re-classification of an existing development that could pose an external hazard to</p>															

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification		Reason for modification
				<p>the site.</p>	
			12km zone	<p>A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.</p>	
			<p>ONR’s website provides non-exhaustive examples of the types of developments that could pose an external hazard to a nuclear licensed site and the examples of the type of developments ONR would expect to be consulted on.</p> <p>The maps set out in Appendix 3 provide the mapping information, as at March 2020 in relation to the DEPZs, OCZs (5km) and the 12km consultation zones for each AWE site as per the ONR consultation criteria.⁶</p>		

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⁶ It should be noted that the ONR 12km land use planning area should not be confused with the REPPiR Outer Planning Zones (OPZ) for the AWE sites. OPZs are for emergency planning use only. In 2022 they were AWE Aldermaston 15km and AWE Burghfield 12km.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
MM9	23-25	Supporting text to policy SP4	<p><i>Amend supporting text to policy SP4 as follows:</i></p> <p>4.36 There are two nuclear licensed sites located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE A) and in Burghfield (AWE B). These are operated by AWE plc on behalf of the Ministry of Defence and regulated by the Office of Nuclear Regulation (ONR) (as well as other regulators).</p> <p>4.37 Both AWE sites are core<u>critical</u> to sustaining the UK government's nuclear deterrent and support national defence and security.</p> <p>4.38 There are hazards associated with the authorised use of these sites including conventional chemicals, explosives and radiation sources. As a result of the quantities and types of material involved, the sites are also regulated under the following key legislation:</p> <ul style="list-style-type: none"> a. The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)⁷. Both sites fall within the scope of REPPIR legislation. The regulator for these sites is the ONR. b. Control of Major Accident Hazards Regulations 2015 (COMAH)⁸. Under these regulations AWE A is a Lower Tier COMAH site. The joint regulators for this site are the ONR and the Environment Agency (EA). AWE B does not fall under the COMAH regulations at 	In response to the Inspector's Action Point (AP12) contained within IN14

⁷ Radiation - Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)

⁸ COMAH Guidance

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			<p>the present time (2022).</p> <p>c. Explosives Regulations 2014⁹. Both AWE A and AWE B sites have explosives on site and AWE plc holds an explosives licence for both sites. The regulator is the ONR.</p> <p>d. Environmental Permitting (England and Wales) Regulations 2016 (EPR). Both sites generate and dispose of radioactive wastes. The regulator is the EA.</p> <p>4.39 The NPPF outlines that states at paragraph 45: "Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them."</p> <p>4.40 Furthermore, the NPPF at paragraph 95 states: <u>requires planning policy to</u></p> <p>"Planning policies and decisions should promote public safety and take into account wider security and defence requirements. <u>It requires that operational defence sites are not affected adversely by the impact of other development proposed in the area, and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. by:</u></p> <p>i. anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the</p>	

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⁹ Explosives Regulations 2014 -L150

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			<p>police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and</p> <p>ii. recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.”</p> <p>4.41 Paragraph 97(b) (ensuring that operational defence and security sites are not adversely affected by the impact of other development in the area) is complemented by paragraph 187 of the NPPF which provides, amongst other things, that “<i>planning policies and decisions should ensure that new development can be integrated effectively with existing businesses...</i>” and that existing businesses “<i>should not have unreasonable restrictions placed on them as a result of development permitted after they were established</i>”.</p> <p>4.42 These national policies should be read alongside other relevant policies relating to economic development within the LPR.</p> <p>4.43 The NPPF defines major hazard sites, installations and pipelines as: ‘<i>Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (HSE) (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.</i>’</p> <p>4.44 The preface to the guidance accompanying REPPiR 2019 states: “<i>The provisions in REPPiR have been developed with consideration of provisions in the Control of Major Hazards Regulations 2015 (COMAH) [10] and the Pipelines Safety Regulations 1996 [11] to maximise emergency</i></p>	

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			<p>preparedness consistency between Regulations for major hazards sectors."</p> <p>4.45 Nuclear installations which are regulated by REPPIR present a potential major hazard as a result of the quantities of radioactive materials on the site.</p> <p>4.46 Under the REPPIR <u>19</u> legislation a <u>Detailed Emergency Planning Zone (DEPZ)</u> must be determined by the local authority where the relevant nuclear site is situated. For the AWE sites this is West Berkshire District Council. <u>This process was undertaken in 2019 and reviewed in 2023. Under legislation formal reviews of the DEPZ are required to be undertaken at least every three years or as a result of a material change in work with ionizing radiation. As such, the extent of the DEPZs shown in Appendix 3 and on the Policies Map could change before the Local Plan is updated or superseded. Policy SP4 will be applied to the latest version of the DEPZ.</u></p> <p>4.47 The DEPZ determination process, including the data behind the information provided in the Consequence Report prepared and issued by AWE, in 2019, was subject to an unsuccessful Judicial Review brought against the Council.</p> <p>4.48 The DEPZ for the AWE sites is the geographic area that in respect of which the AWE Off-Site Emergency Plan (<u>OSEP</u>) covers. <u>The AWE OSEP must set out protective actions which would be implemented without delay to mitigate the likely consequences of a radiation emergency, must have detailed plans in place and the Council, along with the other agencies involved in the AWE OSEP Off-Site Emergency Plan, must be able to respond effectively. The regulators therefore require assurances that the AWE Off-Site Emergency Plan OSEP, owned by the Council, is adequate and can be implemented effectively in order to protect the public.</u></p>	

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			<p>4.49 The OCZ and 12km land use planning consultation zones for the AWE sites are determined by the ONR and extends from a geographical centre point on each AWE sites. <u>During the plan period there may be changes to the REPPIR legislation and/or in the inputs to the ONR’s process which may result in consequential changes to the land use planning consultation zones or consultation criteria, which in turn could result in changes to ONRs advice on particular proposals. These will be kept under review and policy SP4 will be applied to the latest version of the ONR Guidance/Zones.</u></p> <p>4.50 The DEPZs and OCZs for the AWE sites cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council (see further below).</p> <p>4.51 In respect of both AWE sites, the ONR <u>and AWE/MOD is will be consulted on any planning applications for new development within the DEPZ, the OCZ and the 12km zone (and any other consultation zone determined by the ONR from time to time) which meet the consultation criteria as set out within the policy on the ONR website¹⁰. These d</u> <u>Developments within these zones may have an adverse impact on pose an unacceptable risk to the viability and operability of the AWE OSEP Off-Site Emergency Plan and/or pose an external hazard to, adversely affect the defence related operation or capability of the nuclear licensed sites, and advice will be provided to the Local Planning Authority accordingly.</u></p> <p>4.52 The ONR provides advice to the local planning authorities on planning applications for developments around the AWE nuclear licensed sites. This advice seeks to limit the radiological public health consequences to</p>	

¹⁰ <https://www.onr.org.uk/our-work/what-we-regulate/other-regulationslegislations/land-use-planning/>

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			<p>members of the public in the event of a radiation emergency and to ensure that the developments do not pose an external hazard to the sites.</p> <p>4.53 Given the potential cumulative effects of any population increase surrounding the AWE sites, it will be necessary to monitor committed and future approved but not built development in partnership with neighbouring councils. The councils will monitor planning completions and commitments as part of the Annual Monitoring Report and send this information directly to the Emergency Planning Services in each council and the ONR for them to make informed judgements when assessing future development proposals.</p> <p>4.54 The ONR's decision making process is detailed on its website.¹¹ The ONR will normally advise against a particular development should they not receive adequate assurance from the owner of the Off-Site Emergency Plan that the development can be accommodated within <u>the AWE OSEP that Plan</u>. As a result, the ONR will consider feedback provided by West Berkshire District Council Emergency Planning Service, as the <u>Plan AWE OSEP</u> owner under REPPiR. This feedback is often based on wider consultation with the <u>AWE Off-Site Planning Group</u> (a group of responding local, regional and national agencies). Should it be considered by the responding agencies that <u>there would be an unacceptable risk to the AWE OSEP, Off-Site Emergency Plan (the Plan)</u> would be adversely affected with no viable and sustainable mitigation options available, such that the <u>OSEP Plan</u> would not be able to accommodate the development and therefore protect public health, then <u>as the policy makes clear that planning permission will be refused</u>. normally West Berkshire District Council Emergency Planning Service would submit advice against the development to the local planning authority and inform the ONR. Consideration will be</p>	

¹¹ <https://www.onr.org.uk/land-use-planning.htm>

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			<p>given taking into account the Guidance currently under development.</p> <p><u>Applicants considering development proposals within the land use planning consultation zones are strongly encouraged to enter into discussions with the Council at an early stage to establish if there are likely to be any implications on the OSEP as a result of the proposals.</u></p> <p><u>The land use planning consultation zones for the AWE sites cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council. The Council will monitor committed and future development proposals in partnership with neighbouring councils, those agencies with duties under REPPiR, and the ONR to understand the impact on the OSEP and the operation of AWE.</u></p> <p>4.55 The ONR will provide advice for developments that potentially pose an external hazard to the AWE sites.</p> <p>4.56 Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the ONR's consultation zones.</p> <p>4.57 During the plan period there may be changes in the inputs to the ONR's process which may result in consequential changes to the consultation zones or criteria. These will be kept under review.</p> <p>4.58 During the plan period there may also be changes to the DEPZ as a result of the requirement under REPPiR legislation to undertake formal reviews of the DEPZ at least on a 3 yearly basis or because of a material change in work with ionizing radiation. This may result in the DEPZ for either AWE site remaining the same, extending or reducing in size and</p>	

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			geography over time. These will be kept under review.'	
Chapter 5 Our Environment and Surroundings				
MM10	28-30	Policy SP6	<p><i>Amend second sentence of first paragraph of the policy as follows:</i></p> <p>'...Within Flood Zones 2 and 3 (and also on sites of 1 hectare or more in size, and in other circumstances as set out in the NPPF)._.....</p> <p><i>Amend third sentence of first paragraph as follows:</i></p> <p>'Development within areas of flood risk from any source of flooding, including areas with a history of fluvial, groundwater or surface water flooding, <u>or from areas suffering sewer flooding from overwhelmed sewers....'</u></p> <p><i>Amend sixth paragraph as follows:</i></p> <p>'In applying the Sequential Test, where development has to be located in flood risk areas, it should be demonstrated that <u>If the sequential test shows that it is not possible for an alternative site to be used and therefore development has to be located in a flood risk area, it should be demonstrated that:</u></p> <p><i>Criterion d):</i> 'The development will be safe <u>for its lifetime</u> and not increase flood risk elsewhere.' ...</p> <p><i>Amend eighth paragraph as follows:</i></p> <p>'Where an Exception Test is required, in accordance with national policy</p>	<p>For clarity and effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24).</p> <p>In addition, to ensure consistency with national policy. As agreed in the Statement of Common Ground with Thames Water.</p> <p>Some proposed modifications have also been in response to the Inspector's Action Point (AP72) contained with IN27.</p>

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			<p>and guidance, this should demonstrate how flood risk would be managed on site, including that the sustainability benefits of the site outweigh the flood risk and that the development will be safe for its lifetime, taking into account the vulnerability of its users and that it will not increase flood risk elsewhere. In addition to the sequential test, the exception test must be applied in certain situations according to national policy. This includes highly vulnerable development in Flood Zone 2, essential infrastructure in Flood Zone 3a or 3b, and more vulnerable development in flood zone 3a. The exception test should demonstrate how flood risk would be managed on site so that the development is safe taking into account the vulnerability of its users, and that it will not increase flood risk elsewhere. The exception test will also need to show that the sustainability benefits of the development to the community outweigh the flood risk.'</p> <p><i>Amend criterion p) as follows:</i></p> <p>'Natural flood management measures can be implemented <u>where possible</u>.'</p> <p><i>Insert new text after paragraph 12 of the policy as follows:</i></p> <p><u>'A Cumulative Impact Assessment (CIA) forms an addendum to the Level 1 SFRA, and it identifies those river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. Where the latest Cumulative Impact Assessment identifies high sensitivity to cumulative impacts, all development proposals must be accompanied by a Surface Water Drainage Strategy.'</u></p> <p><i>Insert new text after paragraph 13 of the policy as follows:</i></p>	

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			<p><u>'In 2018 the Environment Agency identified Newbury and Thatcham as a nationally significant Flood Risk Area. In line with the recommendations of the Cumulative Impacts Assessment (CIA), a Surface Water Drainage Strategy will be required for all developments in Newbury and Thatcham regardless of their size.'</u></p>	
MM11	30 - 32	Supporting text to policy SP6	<p><i>Amend paragraph 5.17 as follows:</i></p> <p><u>'The sequential approach should be taken when determining the layout of a development site, meaning the most vulnerable development should be sited in the areas of lowest flood risk within the site. to the layout of a development site can reduce the risk of flooding from all sources and not increase flood risk overall, both off and on site. This approach also ensures that that the most vulnerable development is located within the areas of lowest risk of flooding'</u></p> <p><i>Insert new text at the end of paragraph 5.24 as follows:</i></p> <p><u>The Environment Agency's guidance 'Approach to Groundwater Protection' (https://assets.publishing.service.gov.uk/media/5ab38864e5274a3dc898e29b/Environment-Agency-approach-to-groundwater-protection.pdf) should be referred to for developments which may impact groundwater.</u></p> <p><i>Insert new text after paragraph 5.24 as follows:</i></p> <p><u>'Cumulative Impacts</u></p> <p><u>Under the NPPF, strategic policies and their supporting SFRA's are required to consider cumulative impacts in, or affecting, local areas susceptible to flooding, rather than just to or from individual development sites. Cumulative</u></p>	<p>For clarity and effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24).</p> <p>In addition, to ensure consistency with national policy. As agreed in the Statement of Common Ground with Thames Water.</p> <p>Some proposed modifications have also been in response to the Inspector's Action Point (AP72) contained with IN27.</p>

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			<p><u>impacts are defined as the effects of past, present, and future activities on the environment.</u></p> <p><u>A Cumulative Impacts Assessment was prepared as an addendum to the Level 1 SFRA, and this identifies several river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. It sets out measures to manage the risk, and these have been incorporated within the policy.</u></p> <p><u>Newbury and Thatcham Flood Risk Area</u></p> <p><u>Within the 2018 Environment Agency Preliminary Flood Risk Assessment for England, the Newbury and Thatcham area has been designated as a nationally significant Flood Risk Area for surface water flood risk.</u></p> <p><u>Development proposals within the Newbury and Thatcham Flood Risk Area, as shown within the Thames River Basin District Flood Risk Management Plan 2021 to 2027¹², will require a Surface Water Drainage Strategy.’</u></p> <p><i>Insert new text into paragraph 5.27 as follows:</i></p> <p><u>‘5.27 It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.’</u></p>	

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¹² Thames River Basin District Flood Risk Management Plan 2021 to 2027 (page 214): <https://assets.publishing.service.gov.uk/media/6380a45d8fa8f56ea9d462d8/Thames-FRMP-2021-2027.pdf>

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MM12	34	Supporting text to policy SP7	<p><i>Amend paragraph 5.30 h) as follows:</i></p> <p>'h. Homes and buildings – New development should be designed to be functional, healthy and sustainable, and all residential development should comply with the nationally described space standards, as set out in the Technical Housing Standards (2015) or as superseded, in line with Policy DM30. New development ...'</p>	To reflect the removal of policy DM30.
MM13	37-38	Policy SP9	<p><i>Amend first paragraph of the policy as follows:</i></p> <p>Positive action will be taken to ensure that opportunities for the conservation and enjoyment of the historic environment are maximised. <u>For example, this will include, but not be limited to:</u></p> <ul style="list-style-type: none"> • <u>producing conservation area appraisals and management plans;</u> • <u>maintaining a local list of non- designated heritage assets; and</u> • <u>maintaining a list of local heritage assets which are at risk, but which do not meet the criteria for inclusion on the national Heritage at Risk Register.</u> <p>The historic character, sense of place, environmental quality and local distinctiveness of West Berkshire will also be sustained and enhanced through new development, <u>including promoting heritage-led regeneration where appropriate and delivering public benefits from the District's archaeological resources.</u> Development.....</p> <p><i>Amend second paragraph as follows:</i></p> <p>Development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to maximise opportunities</p>	In recognition of the role CAAs play in the Council's strategic approach to the historic environment and to ensure consistency with national policy. As agreed in the Statement of Common Ground with Historic England . See Council response to PQ49 .

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			<p>to preserve, enhance, or better reveal the asset’s significance, <u>including the contribution to that significance made by and/or its setting</u>, and make a positive contribution to local character and distinctiveness through high standards of design in accordance with Policy SP7.</p> <p><i>Amend third paragraph as follows:</i></p> <p><u>Weight will be given to the conservation of the District’s heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. All proposals affecting</u></p> <p><i>Amend fourth paragraph as follows:</i></p> <p>Weight will be given to the conservation of the District’s heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal: whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.</p> <p><i>Amend fifth paragraph as follows:</i></p> <p>Development which would lead to substantial harm to, or loss of, the significance of a designated heritage asset, <u>including the contribution to that significance made by</u> or its setting will not be permitted, unless – ...</p> <p>j. No viable use of the asset can be found in the medium term through</p>	

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			<p>appropriate marketing that will enable its conservation; <u>and</u> k. Conservation by grant funding or some other form of <u>not for profit</u>, charitable or public ownership is demonstrably not possible, and</p> <p><i>Amend sixth paragraph as follows:</i></p> <p>Development which would lead to less than substantial harm to the significance of a designated heritage asset, <u>including the contribution to that significance made by</u> or its setting will <u>not be permitted, unless this harm is outweighed by</u> <u>be weighed against</u> the public benefits of the proposal, including, <u>where appropriate</u>, securing its optimum viable use.</p> <p><i>Delete eighth paragraph as follows:</i></p> <p>Development proposals for enabling development which would otherwise conflict with other policies in the Local Plan but which would secure the future conservation of a heritage asset will be permitted where:</p> <ul style="list-style-type: none"> i. the proposals will not materially harm the heritage value of the asset or its setting; ii. it can be demonstrated that alternative solutions have failed; iii. the proposed development is the minimum necessary to protect the significance of the heritage asset; iv. it meets the tests and criteria set out in Historic England guidance GPA4: Enabling Development and Heritage Assets; v. it is subject to a legal agreement to secure the restoration of the asset prior to completion of the enabling development; and vi. it enables public appreciation of the saved heritage asset.' 	

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MM14	38 - 41	Supporting text to policy SP9	<p><i>Amend paragraph 5.45 as follows:</i></p> <p>5.45 ‘The policy gives great weight to conserving the significance of heritage assets and their settings in a manner according to their importance. Heritage assets include any valued component of the historic environment, be it a building, monument, site, place, area or landscape, identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified as by the Council, ‘non-designated’ heritage assets.</p> <p><i>Amend first sentence of paragraph 5.54 as follows:</i></p> <p>5.54 Development proposals likely to affect the significance of a designated or non-designated heritage asset, <u>including the contribution to that significance made by</u> or its setting, are required to demonstrate a thorough understanding of context, the significance of the asset and any potential impacts on that significance through the preparation of a proportionate heritage statement.</p> <p><i>Delete paragraph 5.57 as follows:</i></p> <p>5.57 The long-term conservation of a small minority of heritage assets can sometimes present particular problems. Enabling development is a planning mechanism which, in extreme cases, permits a departure from planning policies in order to enable the conservation of a relevant heritage asset in cases where the future of that asset would not otherwise be secured. Where planning applications propose enabling development, the Council will use the detailed and rigorous tests set out by Historic England in order to determine whether planning permission would be appropriate.</p>	<p>In recognition of the role CAAs play in the Council’s strategic approach to the historic environment and to ensure consistency with national policy. As agreed in the Statement of Common Ground with Historic England. See Council response to PQ49.</p>

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			<p><i>Move paragraph 10.81 from the supporting text of policy DM9 to add to the supporting text of policy SP9 instead as follows:</i></p> <p><u>'The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the District's 53 Conservation Areas. As part of this duty and as part of its strategy to maximise opportunities for the conservation and enjoyment of the historic environment the Council is undertaking a phased programme of Conservation Area Appraisals (CAAs), in partnership with the West Berkshire Heritage Forum. As well as helping to define what is special about a particular Conservation Area, the project will provide local communities with an understanding of how and why Conservation Area status is appraised, designated, and applied in future development and conservation management decisions. This will help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage. The project has involved the setting up of a Conservation Area Working Group, which has developed a 'Toolkit', which contains a variety of guidance, list of resources, and an appraisal report template, to assist parish councils and volunteers in undertaking a Conservation Area Appraisal and Management Plan.'</u></p>	
MM15	42	Policy SP10	<p><i>Amend criterion o as follows:</i></p> <p>'Provide <u>undeveloped</u> buffer <u>zones</u> strips of vegetation along the banks of water courses <u>in accordance with policy SP6.</u>'</p>	For consistency and effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)

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MM16	45 - 46	Policy SP11	<p><i>Amend the policy as follows:</i></p> <p>‘Development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and <u>where required</u>, deliver a minimum 10% Biodiversity Net Gains....’</p> <p><i>Amend criterion d as follows:</i></p> <p>‘d. Provides or retains <u>appropriate at least 10m</u> buffer zones between development proposals and designated sites.....’</p> <p>Biodiversity Net Gain All proposals should demonstrate a minimum biodiversity net gain of 10% via a Biodiversity Net Gain Plan using the most up to date biodiversity accounting metric developed by Natural England and provide details of the long term maintenance and management of the net gain. This should be delivered on site in the first instance, or through biodiversity off setting where appropriate. Major developments in particular must include measures to deliver biodiversity gains through opportunities to:</p> <ul style="list-style-type: none"> u. Restore and enhance existing features on site; v. Create additional habitats and ecological networks on site which help support the District’s wider ecological network; and w. The linking of existing habitats within West Berkshire to create links between ecological networks and where possible, with adjoining features. 	<p>To comply with national policy. Whilst the LPR can highlight the statutory framework for BNG it should not duplicate the provisions of the statutory framework. (PPG Paragraph: 005 Reference ID: 74-005-2023).</p> <p>Also in response to the Inspector’s Action Point (AP31) contained within IN26</p> <p>For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)</p>
MM17	49	Supporting text to policy SP11	<p><i>Amend paragraph 5.86 of supporting text as follows:</i></p> <p>5.86 ‘Paragraph 174 of the NPPF highlights the need to provide net gains for biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures. The Council will deliver Biodiversity</p>	<p>To comply with national policy. Whilst the LPR can highlight the statutory framework for BNG it should not duplicate the</p>

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			<p><u>Net Gain in line with the latest national guidance and the Environment Act 2021. Biodiversity Net Gain (BNG) can be defined as “Development that leaves the environment in a measurably better state than beforehand” (DEFRA, 2018). In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). BNG is part of the mitigation hierarchy and applicants for planning permission will be required to demonstrate that they have made all reasonable efforts to avoid losses of significant habitats and to mitigate any significant effects on biodiversity before demonstrating how the legally required BNG will be delivered. BNG will be achieved through a combination of retaining important features of the site and by making on site and off-site biodiversity enhancements to ensure an overall measurable minimum 10% net biodiversity gain is achieved, which contributes to restoring and enhancing the wider ecological networks and biodiversity of the District. To achieve net gain, a development must have a higher biodiversity unit score after development than before development (<u>except where exemptions apply</u>). The most up to date Natural England statutory Biodiversity Metric should be used to allow the assessment of assess biodiversity impact losses of a <u>planning proposal given development</u>, and where <u>necessary</u> appropriate the size of contribution required to offset the ecological impact of <u>biodiversity loss from that development and deliver the additional 10% minimum net gain. The Council will deliver Biodiversity Net Gain in line with the latest national guidance and the Environment Act 2021. Applicants will need to submit a Biodiversity Gain Plan (including the completed Metric calculator) to demonstrate how the required net gain is to be delivered and to enable the local planning authority to discharge the statutory condition. Development cannot commence until the Biodiversity Net Gain plan has been approved and the condition discharged.</u></u></p> <p><u>The Environment Act 2021 requires that any on-site or off-site biodiversity</u></p>	<p>provisions of the statutory framework. (PPG Paragraph: 005 Reference ID: 74-005-2023). Also in response to the Inspector’s Action Point (AP31) contained within IN26</p>

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			<p><u>net gain must be secured for a minimum of 30 years. Applicants will therefore need to demonstrate how the proposed BNG will be delivered and managed over that period of time. The Council will require periodic monitoring to assess whether the required BNG is being delivered and will seek appropriate remedial measures where monitoring demonstrates that it is not satisfactorily delivering and maintaining the required target condition. To secure the delivery of significant on-site and off-site BNG over the 30 years period, a legal agreement between the applicants/landowners and the local planning authority will be required. Where applicants propose to use off-site credits to deliver the required net gain in whole or in part, they will need to demonstrate that these credits are from a site registered to provide such credits.'</u></p>	
Chapter 6 Delivering Housing				
MM18	51	Policy SP12	<p><i>Amend the policy as follows:</i></p> <p>'Approach to Housing Delivery</p> <p>Provision will be made for <u>at least 9,270</u> 8,721 to 9,146 net additional homes in West Berkshire for the period 1 April 20232022 to 31 March 20412039; 513 to 538 a minimum of 515 dwellings per annum. The target figure of 538 dwellings per annum does not constitute a ceiling or cap to development.</p> <p>New homes will be located in accordance with Policy SP1: Spatial Strategy, Policy SP3: Settlement hierarchy and Policy DM1: Development in the Countryside.</p> <p>There should be no net losses from the existing stock of homes in West</p>	<p>As set out in the Council's response to the Inspector's Supplementary Question 7.1 with subsequent amendment to the end of paragraph 6.20. Also subsequent amendments in response to the Inspector's Action Point (AP8) contained within IN14 and the Inspector's Action Point AP32 which is contained within IN26.</p>

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			<p>Berkshire. Existing homes should be retained in residential use (or replaced at least in equal numbers, normally on the proposed site), unless there is a reasoned justification in the form of a benefit to the wider community for a change of use. Developments should utilise opportunities to make better use of the existing housing stock.</p> <p><u>To meet the housing requirement, the following sources will ensure a continuous supply of land for housing across the Plan period:</u></p> <ul style="list-style-type: none"> • <u>sites allocated within the Local Plan and made neighbourhood plans;</u> • <u>existing planning commitments on unallocated sites;</u> • <u>existing planning commitments for communal accommodation (Use Class C2); and</u> • <u>a windfall allowance.</u> <p><u>Sites to be allocated in Neighbourhood Plans</u></p> <p><u>The Council will supply a housing requirement figure to those qualifying bodies either preparing or updating a neighbourhood plan that intends to include residential allocations.</u></p> <p><u>For those plans currently in preparation, it will be necessary to identify sites to meet the following levels of development:</u></p> <ul style="list-style-type: none"> • <u>Hungerford: approximately 55 dwellings</u> • <u>Lambourn: approximately 25 dwellings.</u> <p><u>Sites allocated within this LPR cannot be counted towards the housing requirement supplied to qualifying bodies.'</u></p>	

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MM19	51 - 54	Supporting text to policy SP12	<p><i>Amend supporting text as follows:</i></p> <p>‘Housing need and the housing requirement</p> <p>6.1 The NPPF states that <i>“to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach.... Any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for”</i>.</p> <p>6.2 Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings published by the Office for National Statistics on <u>22 March 2023</u>, the LHN for the District is <u>543515</u> dwellings per annum using a baseline of <u>20222023</u>.</p> <p>6.3 The LHN is not necessarily the same as the housing requirement, and the PPG outlines circumstances where it may be appropriate to plan for a higher number. These include, but are not limited to, situations where increases in housing need are likely to exceed past trends. This can include unmet needs from adjoining authorities, strategic infrastructure requirements that are likely to drive an increase in the local housing needs, and growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate extra growth.</p> <p>6.4 Although the NPPF no longer refers to ‘Housing Market Areas’</p>	<p>As set out in the Council’s response to the Inspector’s Supplementary Question 7.1 with subsequent amendment to the end of paragraph 6.20. Also subsequent amendments in response to the Inspector’s Action Point (AP8) contained within IN14 and the Inspector’s Action Point AP32 which is contained within IN26. Subsequent amendments as a consequence of the Inspector’s Action Point (AP81) contained within IN30</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>(HMAs), the PPG provides a definition of a housing market area which refers to the importance of key functional linkages between places where people live and work. The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA, February 2016) found that West Berkshire has a strong functional relationship with Wokingham Borough, Reading Borough and Bracknell Forest. As a result, there has been much collaborative working between these authorities on housing matters and associated infrastructure.</p> <p>6.5 Reading Borough Council has The Reading Borough Local Plan (adopted 2019) identified a shortfall of 230 dwellings that is <u>was</u> anticipated to arise in the latter part of their Local Plan the plan period. The Reading Local Plan considers the period through to 2036. 6.6 The local authorities which make up the Western Berkshire HMA have agreed a Statement of Common Ground for the purposes of local plan-making. This continues to recognises Reading’s unmet need set out in the <u>adopted Reading Borough Local Plan</u> and the principle that the need should be met within the West of Berkshire area. This agreement relates only to Reading’s need as calculated by the SHMA, not by any alternative calculations of need.</p> <p>6.7 Reading has identified that a five yearly review is required by 2024 and that will need to consider how to deal with the housing needs generated by the standard methodology. Though the principle of meeting any unmet need within the Western Berkshire Housing Market Area (HMA) is accepted, the distribution of that unmet need within the HMA has not been agreed and will be subject to further review, through the plan-making process, before the need arises. <u>Reading Borough Council now expects to deliver enough homes over the remainder of its adopted Local Plan period (to 2036) to more than meet its own adopted housing requirement including its previously identified unmet need. Reading Borough Council therefore does</u></p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>not expect the West Berkshire LPR to make specific provision for the unmet need as outlined in the adopted Reading Borough Local Plan.</u></p> <p>6.8 No shortfall has been identified from other adjacent authorities or any of the other authorities within the Western Berkshire HMA.</p> <p><u>Policy SP12 expresses the housing requirement as a minimum of 515 dwellings per annum.</u></p> <p>6.9 In order to support the government’s objective of significantly boosting the supply of homes, which is set out in the NPPF, Policy SP12 expresses the housing requirement as a range, with a minimum requirement of 513 dwellings per annum meeting the 2022 LHN. The upper end of the range allows for approximately 5% additional homes (rounded to 538) on top of the 2022 LHN.</p> <p>6.10 The allocation of sites in the LPR aims to meet delivery of a higher number of homes in order to both boost supply and have some built-in flexibility. The upper end of the range is a target but should not be considered a maximum amount. It is not intended to be a cap on development that would otherwise be acceptable.</p> <p>Meeting the housing requirement</p> <p>6.11 Several sources will ensure a continuous supply of land for housing across the plan period. These include:</p> <ul style="list-style-type: none"> • retained allocations in the Local Plan and Stratfield Mortimer Neighbourhood Development Plan (NDP); • allocations in the Local Plan which are not being retained in the LPR 	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>due to development being under construction;</p> <ul style="list-style-type: none"> • <u>sites allocated within the Local Plan and made neighbourhood plans;</u> • existing planning commitments on unallocated sites; • existing planning commitments for communal accommodation (Use Class C2); <u>and</u> • <u>a windfall allowance.</u> • windfall sites: sites not specifically identified in the development plan but that will come forward through the development management process in accordance with policies set out in the Local Plan and through the use of permitted development rights; • new sites allocated in the LPR; and • new sites to be allocated in neighbourhood plans. <p><u>Sites allocated within the Local Plan and neighbourhood plans</u></p> <p><i>Retained Local Plan and Stratfield Mortimer NDP allocations:</i></p> <p>6.12 The plan period of the LPR (2023 - 2041<u>2022-2039</u>) overlaps with the previous plan period (2006 – 2026) and account therefore needs to be taken of sites that have already been allocated in the <u>adopted</u> Core Strategy, the <u>adopted</u> HSA DPD and the <u>made</u> Stratfield Mortimer NDP. The relevant policy criteria <u>for the retained Local Plan allocations included in Chapter 8</u> still apply to these sites to cover events such as revised schemes being submitted or a planning permission lapsing. However, for the purposes of calculating the housing supply, if a site has planning, then the number of dwellings permitted has been taken into account.</p> <p><u>This element of the supply consists of allocations with and without planning permission at 31 March 2023. Where a site has an extant permission, the number of dwellings permitted has been used for the purposes of calculating the housing supply. For those sites without permission at 31</u></p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>March 2023, the number allocated within the policy has been used.</u></p> <p>6.13 2,652 units were outstanding at 31 March 2022.</p> <p>6.14 Allocated sites that are retained are listed in Policies SP13 –15.</p> <p><i>Allocations in the Local Plan which are not being retained:</i></p> <p>6.15 Several sites that are allocated within the Core Strategy and HSA DPD are not being retained in the LPR and this is because development is at an advanced stage of construction. At 31 March 2022<u>2023</u>, there were 724<u>451</u> units outstanding on these sites.</p> <p><i>New sites allocated in the LPR: (moved up from below and amended as follows:)</i></p> <p>6.22 The Council’s overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the Housing and Economic Land Availability Assessment (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in Ppolicies SP13 –15<u>SP16 and SP17, as well as policies RSA1 to RSA27, and these include provide</u> additional housing supply on newly allocated sites of some 1,720 <u>2400</u> homes. This includes the strategic allocation at North East Thatcham for <u>up to approximately 2,500 homes, with</u> approximately 1,500 <u>1,760</u> homes <u>expected to be delivered</u> within the plan period.</p> <p><i>Sites to be allocated in Neighbourhood Plans: (moved up from below and amended as follows:)</i></p> <p><u>The NPPF requires that within the housing requirement for the whole District, strategic policies should also set out a housing requirement for</u></p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.</u></p> <p><u>Should any qualifying body decide to prepare a neighbourhood plan that includes residential allocations or update a made neighbourhood plan to include residential allocations, then the Council will supply a housing requirement figure.</u></p> <p><u>In meeting this requirement, the policy clarifies that sites allocated within this LPR cannot be counted towards meeting the figure supplied to a qualifying body. In addition, policy SP3 also makes clear that any NDP allocations within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12 either. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply.</u></p> <p><u>6.23 A number of neighbourhood plans are in preparation within the District. Whilst it is not compulsory for neighbourhood plans to include allocations which will allocate further sites for housing development. It is proposed that approximately a further 80 dwellings will be allocated by local communities through their NDPs the neighbourhood plans for Hungerford and Lambourn. The figures for individual neighbourhood areas are set out in Policies SP13 –15. The delivery of these neighbourhood plans will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall if the Hungerford and Lambourn neighbourhood plans are not made within two years of the adoption of the LPR.</u></p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><i>Existing planning commitments on unallocated sites</i></p> <p>6.16 Existing permissions for housing on nonunallocated sites will also contribute to supply. Over 4,958<u>1,729</u> units on windfall sites, those not specifically identified in the development plan, already had permission or prior approval for permitted development at 31 March 2022<u>2023</u>. <u>31 March 2023 is the date when the annual monitoring of development progress takes place.</u></p> <p><i>Existing planning commitments for communal accommodation (Use Class C2)</i></p> <p>6.17 The housing supply and delivery section of the PPG requires local planning authorities "to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market." The Housing Delivery Test Measurement Rulebook gives the ratio for communal accommodation based on the national average number of adults in all households as 1.8 based on the 2011 Census. For example, a 90 bed care home would equate to 50 net dwellings (90 ÷ 1.8 = 50).</p> <p>6.18 <u>At 31 March 2022</u>–2023, There are <u>were</u> existing permissions for residential institutions in Use Class C2 which equate to 57<u>91</u> units.</p> <p><i>Windfall allowance</i></p> <p>6.19 The NPPF states that local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing</p>	

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			<p>settlements for homes (Para.68). Policies within the LPR identify the most sustainable settlements and direct development to the built up areas within settlement boundaries. The Council also publishes and maintains a register of brownfield sites that are available and potentially suitable for residential development across the District.</p> <p>6.20 The Council has assessed the contribution likely to be made from windfall sites based on past trends. It is clear that windfall sites have consistently played an important role in the housing supply of the District: approximately 74%<u>72%</u> of completions in the period 2006 - 2022<u>2023</u> were on unallocated, windfall sites. The windfall allowance, of 140 dwellings per annum is, in comparison, relatively modest <u>and will add flexibility to the supply over the plan period</u>. It has been based on the average annual delivery on small sites of less than 10 units over the existing plan period 2006 – 2022<u>2023</u>. The calculated allowance set out in Table 2 takes account of existing small permissions that are already included in the supply by deducting these from the allowance of 140 dpa over the period 2022<u>2023</u> to 2039<u>2041</u>. Any future windfall sites of 10 units or more are not included in the calculations <u>of future supply, which introduces flexibility to the figures</u>.of which introduces flexibility and means that any allocations of medium or large sites within settlement boundaries will not result in any double-counting.</p> <p>Housing supply at March 2022 <u>1 April 2023 to 31 March 2041</u></p> <p>Table 2 shows the <u>supply position at 31 March 2022</u>over the plan period. 31 March 2022 is the date when the annual monitoring of development progress takes place. As aforementioned, for the purposes of calculating the housing supply, if a site has planning permission, then the number of dwellings permitted, or already built, has been taken into account in the</p>	

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			<p>table:</p> <p><u>Table 2 Housing Supply at 31 March 2022-1 April 2023 to 31 March 2041</u></p> <table border="1" data-bbox="651 491 1496 1410"> <thead> <tr> <th data-bbox="651 491 1245 644">Supply category</th> <th data-bbox="1245 491 1496 644">Net Units Outstanding <u>No. of net dwellings</u></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="651 644 1496 756"><u>Sites allocated within the Local Plan and made neighbourhood plans</u></td> </tr> <tr> <td colspan="2" data-bbox="651 756 1496 836"><i><u>Retained Local Plan and Stratfield Mortimer NDP allocations:</u></i></td> </tr> <tr> <td data-bbox="651 836 1245 911">• Core Strategy: Sandleford Park Strategic Site</td> <td data-bbox="1245 836 1496 911">1,580 <u>1,500</u></td> </tr> <tr> <td data-bbox="651 911 1245 986">• <u>Housing Site Allocations</u> DPD Sites:</td> <td data-bbox="1245 911 1496 986">990</td> </tr> <tr> <td data-bbox="651 986 1245 1027">• <u>Sites with extant permissions</u></td> <td data-bbox="1245 986 1496 1027"><u>887</u></td> </tr> <tr> <td data-bbox="651 1027 1245 1102">• <u>Sites without extant permissions</u></td> <td data-bbox="1245 1027 1496 1102"><u>110</u></td> </tr> <tr> <td data-bbox="651 1102 1245 1144">• Stratfield Mortimer NDP Site</td> <td data-bbox="1245 1102 1496 1144">82 <u>58</u></td> </tr> <tr> <td colspan="2" data-bbox="651 1144 1496 1219"><i><u>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</u></i></td> </tr> <tr> <td data-bbox="651 1219 1245 1294">• Core Strategy: Newbury Racecourse</td> <td data-bbox="1245 1219 1496 1294">465 <u>398</u></td> </tr> <tr> <td data-bbox="651 1294 1245 1369">• <u>Housing Site Allocations</u> DPD Sites</td> <td data-bbox="1245 1294 1496 1369">256 <u>53</u></td> </tr> <tr> <td data-bbox="651 1369 1245 1410"><u>New allocations within the LPR</u></td> <td data-bbox="1245 1369 1496 1410"><u>2,421</u></td> </tr> </tbody> </table>	Supply category	Net Units Outstanding <u>No. of net dwellings</u>	<u>Sites allocated within the Local Plan and made neighbourhood plans</u>		<i><u>Retained Local Plan and Stratfield Mortimer NDP allocations:</u></i>		• Core Strategy: Sandleford Park Strategic Site	1,580 <u>1,500</u>	• <u>Housing Site Allocations</u> DPD Sites:	990	• <u>Sites with extant permissions</u>	<u>887</u>	• <u>Sites without extant permissions</u>	<u>110</u>	• Stratfield Mortimer NDP Site	82 <u>58</u>	<i><u>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</u></i>		• Core Strategy: Newbury Racecourse	465 <u>398</u>	• <u>Housing Site Allocations</u> DPD Sites	256 <u>53</u>	<u>New allocations within the LPR</u>	<u>2,421</u>	
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			<p>Future Supply</p> <p>6.21 In order to meet the target of 538 new dwellings per annum over the plan period, sites for a further 1,809 dwellings need to be found (requirement of 9,146 minus supply of 7,337). There also needs to be some built in flexibility to allow for phasing issues and for an element of non-delivery. The expression of the requirement as a range and the use of a relatively modest windfall allowance both add to the flexibility required to ensure that targets can be met.</p> <p>New sites allocated in the LPR</p> <p>6.22 The Council's overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the</p>																		

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			<p>Housing and Economic Land Availability Assessment (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in Policies SP13 - 15 and provide additional housing supply on newly allocated sites of some 1,720 homes. This includes the strategic allocation at North East Thatcham for approximately 1,500 homes within the plan period.</p> <p><i>Sites to be allocated in Neighbourhood Plans</i></p> <p>6.23 A number of neighbourhood plans are in preparation which will allocate further sites for housing development. It is proposed that a further 80 dwellings will be allocated by local communities through their NDPs. The figures for individual neighbourhood areas are set out in Policies SP13 - 15.</p> <p>Housing Trajectory</p> <p>6.24 The NPPF requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a housing trajectory. In preparing the trajectory the Council engages with landowners and developers and gives consideration to likely lead in times, start dates and build rates on different types of site. The housing trajectory showing the projected timeline for the delivery of housing developments across the plan period in relation to the annual average requirement is included in Appendix 8. The trajectory will be updated annually and reported in the Annual Authority Monitoring Report (AMR).</p> <p>Five Year Housing Land Supply</p> <p>6.25 In order to comply with the NPPF, the submitted plan must be able to demonstrate that the housing trajectory includes a sufficient supply of</p>	

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			<p>deliverable sites for the first five years to meet the housing requirement plus the appropriate buffer to ensure a flexible and robust supply. The assessment must then be reviewed on an annual basis.</p> <p>6.26 The latest assessment of the five-year supply <u>for the period beginning 1 April 2023 is set out in the housing trajectory in Appendix 8, and demonstrates a supply of 5.7 years. The calculation is outlined in the table below. was published in November 2022 and demonstrates a supply of 6.4 years for the five-year period beginning 1 April 2022. This supply forms the early part of the supply set out in the housing trajectory.</u></p> <p><u>Table 3: 5 year housing land supply at 1 April 2023</u></p> <table border="1" data-bbox="651 786 1695 1206"> <tbody> <tr> <td data-bbox="651 786 1471 975"><u>Requirement including a 5% buffer (A)</u></td> <td data-bbox="1471 786 1695 975"><u>2,704</u> <u>(515 * 5 * 1.05)</u></td> </tr> <tr> <td data-bbox="651 975 1471 1086"><u>Total deliverable housing land supply (B)</u></td> <td data-bbox="1471 975 1695 1086"><u>3,056</u></td> </tr> <tr> <td data-bbox="651 1086 1471 1206"><u>Total deliverable housing supply in years (B / A *5)</u></td> <td data-bbox="1471 1086 1695 1206"><u>5.7 years</u></td> </tr> </tbody> </table> <p>6.27 The ability to demonstrate a five year land supply of land for housing is important in the decision making process. If the supply falls below the required amount, the presumption in favour of sustainable development applies and the plan-led approach advocated in the NPPF is compromised. The allocation of additional sites in this LPR aims to ensure that a five year</p>	<u>Requirement including a 5% buffer (A)</u>	<u>2,704</u> <u>(515 * 5 * 1.05)</u>	<u>Total deliverable housing land supply (B)</u>	<u>3,056</u>	<u>Total deliverable housing supply in years (B / A *5)</u>	<u>5.7 years</u>	
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			supply can continue to be demonstrated when the position is reviewed each year and is maintained throughout the plan period.	
MM20	55	Policy SP13	<i>Delete the policy and supporting text. Remove references to this policy throughout LPR.</i>	To remove unnecessary duplication. See Council response to PQ14 and as set out in the Council's response to the Inspector's Supplementary Question 7.1
MM21	57	Policy SP14	<i>Delete the policy and supporting text. Remove references to this policy throughout LPR.</i>	To remove unnecessary duplication. See Council response to PQ14 and as set out in the Council's response to the Inspector's Supplementary Question 7.1
MM22	59	Policy SP15	<i>Delete the policy and supporting text. Remove references to this policy throughout LPR.</i>	To remove unnecessary duplication. See Council response to PQ14 and as set out in the Council's response to the Inspector's Supplementary Question 7.1
MM23	60 - 61	Policy SP16	<i>Amend second and third paragraph of the policy as follows:</i> 'A Mineral Resource Assessment (MRA) will be required to be provided for	In response to the Inspector's Action Point (AP27) contained within

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			<p><u>each development phase of the site.</u></p> <p>A detailed flood risk assessment with hydraulic modelling will be required for the whole site. Detailed flood risk assessments accompanied by hydraulic modelling will be required for each development phase of the site.'</p> <p><i>Amend sixth paragraph as follows:</i></p> <p>'Development of the site will be expected to deliver:</p> <ul style="list-style-type: none"> • <u>At least 40% affordable housing, in accordance with Policy SP19;</u> • <u>An appropriate mix of housing types, tenures and sizes having regard to policy SP18 and the Sandford Park SPD, and therefore an emphasis on family homes;</u> • A housing mix which complies with the housing mix contained in table 4 of Policy SP18, and therefore an emphasis on homes with at least 3 bedrooms; • <u>On-site renewable energy generation from renewable, low carbon and/or zero carbon energy sources to assist in the delivery of a carbon neutral development, in accordance with Policies SP5 and DM4 and having regard to the Sandford Park SPD;</u> • Four primary all vehicle accesses: <ul style="list-style-type: none"> ○ Two off Monks Lane; ○ One through to Andover Road via Warren Road; and ○ One onto the A339, <u>via Highwood Copse Way;</u> • Provision for retail facilities in the form of a local centre and business employment; Provision of a local centre to include retail facilities, community facilities and employment space' <p><i>Update map to amend the site boundary of the allocated site as set out in</i></p>	<p><u>IN18</u></p> <p>For clarity and in order to ensure the policy is effective in achieving a comprehensive development on the site.</p>

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			<i>Annex B below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC6)</i>	
MM24	62	Supporting text to policy SP16	<p><i>Amend paragraph 6.41 as follows:</i></p> <p>'In reviewing the vision for Newbury as part of the LPR, the town will remain a focus for development <u>the Council prepared the West Berkshire Strategic Vision 2050, which offers a clear spatial steer as to where growth in Newbury and Thatcham might go over the longer-term period up to 2050. Newbury will retain remain a focus for development whilst retaining its traditional market town heritage and</u></p> <p><i>Insert additional text to the end of paragraph 6.42 as follows:</i></p> <p><u>'..... Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for development as confirmed in the Strategic Vision 2050.'</u></p> <p><i>Amend paragraph 6.49 as follows:</i></p> <p><u>'In addition, the importance of the SPD is highlighted such that the Council will be supportive of proposals which have regard, and positively respond, to it as it provides a framework for the future development of the site. This includes having regard to the Development Principles listed in Section F.'</u></p>	<p>To reflect requirements of national policy. See Council response to PQ33.</p> <p>In response to the Inspector's Action Point (AP27) contained within IN18</p>
MM25	63 - 65	Policy SP17	<p><i>Amend the policy as follows:</i></p> <p><u>Land as shown on the Policies Map is allocated for the delivery of a comprehensive, sustainable, low carbon, urban extension comprising of distinct neighbourhoods defined by their landscape, and connected and</u></p>	<p>For clarity and effectiveness. See Council's written statement Matter 4 (WS4/1). Further changes made in response</p>

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			<p>contributing to Thatcham, and woven through with natural habitats and links. The site will be masterplanned <u>Proposals must demonstrate how and delivered as a whole to achieve a comprehensive development. The</u> the <u>provision of all infrastructure, services, open space and facilities will meet the needs of the development will and be delivered in a timely and co-ordinated way across the whole site alongside the phased delivery of residential development.</u> The Thatcham Strategic Growth Study provides guiding principles for the delivery of the site therefore proposals will demonstrate that these guiding principles have been positively responded to.</p> <p>Homes The site is to be allocated for <u>the phased delivery of approximately 1,500 up to approximately 2,500 dwellings, with the final number of dwellings to be determined by the adopted Masterplan Supplementary Planning Document (SPD) required by this policy. which will be completed within the period of the plan.</u> These dwellings will comprise <u>an appropriate mix of a housing types, tenures and sizes having regard to mix which complies with the housing mix contained in Table 3 of pPolicy SP18.</u> In addition at least:</p> <ul style="list-style-type: none"> • 40% of dwellings will be affordable housing <u>in accordance with SP19;</u> and • 3% of dwellings will be delivered via serviced custom/self-build plots. <p>Community The site will provide <u>a range of community facilities, including:</u></p> <ul style="list-style-type: none"> • Local centres providing local retail facilities and small-scale <u>employment business-use, including for community use (approximately 1,100sq.metres Class E and F2);</u> • <u>Primary Healthcare provision and associated infrastructure, which is operationally and financially viable, the details of which should be</u> 	<p>to the Inspector’s Action Points AP15-25 and AP73. Additional changes made in response to the Inspector’s Action Points AP75 and AP76 contained within IN30. Subsequent changes made in response to the Inspector’s Action Point AP79 contained within IN37.</p>

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			<p><u>agreed with 450sq.metres GP Surgery to be offered to the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB) or other such appropriate body, taking into account the feasibility study carried out by BOB-ICB. Further detailed feasibility work should be carried out at the applicant’s expense in collaboration with BOB ICB;</u></p> <ul style="list-style-type: none"> • Early years provision; • A 2.5FTE p <u>Early years and P</u>primary school <u>provision</u> on site and sports infrastructure requirements of the school. L <u>with</u> land to be provided and build costs to be met by the applicant; • <u>Secondary school and SEND provision, including the provision of land and a financial contribution, -land to meet the impact of the development.</u> The nature and cost of the <u>required provision mitigation</u> will be informed by a feasibility study, undertaken at the applicant’s expense and prepared in collaboration with the Council and local stakeholders; • A 1,200sqm e <u>Community indoor facility</u> to be used for sport and community uses with a variety of room sizes (currently use classes E and F); • Outdoor formal and informal sports pitches and areas to meet the identified needs of the development; • Open space to meet the needs of the development in accordance with Policy DM41. <p>Green Infrastructure <u>The site will provide a comprehensive network of green infrastructure network and public open space across the whole site in accordance with policy SP10 which will respond positively to the take advantage of the sensitivities of the landscape, protect and enhance landscape and biodiversity features of value within and around the site and make provision</u></p>	

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			<p><u>for biodiversity net gain.</u></p> <p>This network will comprise: <u>The provision will include:</u></p> <ul style="list-style-type: none"> • <u>Conservation of the areas of ancient woodland by providing appropriate buffers between the development and the ancient woodland;</u> • <u>Enhancements for biodiversity;</u> • <u>A band of green infrastructure/new community park across the higher land on the northern part of the allocation (as shown on the indicative map fig.X) to be retained outside the settlement boundary. This is to create a buffer between the built development of the allocation and the adjoining countryside and the village of Upper Bucklebury to the north. The precise nature of the band of GI is to be informed by a Landscape and Visual Impact Assessment and the masterplanning process, having regard to the location of the site within the setting of the North Wessex Downs National Landscape (AONB);</u> • A new community park linking Thatcham to the North Wessex Downs AONB; • <u>Green infrastructure and public open space within the developed parts of the site in addition to the community park, taking into account the requirements set out in DM40;</u> • <u>Greenways which connect through the site to the park and facilitate connectivity to the wider landscape and the existing Public Rights of Way network; connection to the AONB, and include leisure routes accessible to all users.</u> • A comprehensive network of other accessible routes and connections within the development which provide walking and cycling links along desire lines; 	

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			<ul style="list-style-type: none"> • Existing and new <u>Public Rights of Way</u> and <u>A Public Rights of Way Strategy</u> to demonstrate how existing <u>Public Rights of Way</u> will be protected and enhanced and how new ones will be established, including <u>bridleway links and safe crossing points</u>; • Retained and new trees, hedgerows and other appropriate native planting which contribute to biodiversity net gain; • <u>Provision of allotments</u>; • <u>Outdoor formal and informal sports pitches and areas</u>; and • <u>A Green Infrastructure Strategy</u> to show how the network of <u>multifunctional green infrastructure</u> will be delivered across the site to include a strategy for the protection of existing and provision of new <u>trees, hedgerows and other appropriate native planting</u>. <p>Transport Measures will be included to improve accessibility by, and encourage use of, non-motorised <u>sustainable</u> transport modes.</p> <p><u>Development proposals for the site will be supported by A a Transport Assessment Strategy and Travel Plan to</u> will provide detail on how this will be achieved, including:</p> <ul style="list-style-type: none"> • Active travel Improvements on routes between the site, Thatcham town centre and the railway station; • <u>Multiple access points and A-a vehicular through route</u>; • Sustainable transport through routes; • Mitigation of the development's impacts on the highways network with improvements to existing junctions where they are needed and delivery of new access points for all forms of movement and transport to the site at locations to be agreed with the planning authority; and 	

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			<ul style="list-style-type: none"> • How adverse impacts on air quality will be minimised; <u>and</u> • <u>Promotion and encouragement of sustainable modes of travel, in accordance with policy DM45.</u> <p>Sustainability Development <u>proposals</u> of the site will be supported by an Energy Statement or a detailed energy section within the Sustainability Statement Charter which will establish how policy requirements will be achieved. This will be informed by:</p> <ul style="list-style-type: none"> • An Energy Strategy which sets out measures to achieve a model low carbon development (following the energy hierarchy) in accordance with Policies SP5 and DM4.5, including: <ul style="list-style-type: none"> • Net zero carbon (regulated and unregulated energy) emissions for dwellings; • BREEAM 'excellent' non residential buildings; • on-site renewable energy to assist in the delivery of a net zero carbon neutral development; and • carbon off-setting. • An Integrated Water Supply and Drainage Strategy which will set out: <ul style="list-style-type: none"> ○ Measures to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site; and ○ Surface water management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS). • An Ecology Strategy which will set out: <ul style="list-style-type: none"> ○ A Biodiversity Net Gain Strategy to show how net gain will be achieved including through habitat restoration and linkages; 	

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			<ul style="list-style-type: none"> ○ How priority habitats and ecological features will be protected and enhanced; ○ The creation of new ecological features; and a site-wide management plan. ● A Green Infrastructure Strategy which will show how a network of multifunctional green infrastructure will be delivered across the site. ● A Public Rights of Way Strategy to demonstrate how existing Public Rights of Way will be protected and enhanced and how new ones will be established, including bridleway links and safe crossing points. ● A Lighting Strategy which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs AONB, and measures to mitigate the impact on biodiversity. ● A Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd edn. 2013. This will inform the final capacity, development, design and layout of the site and requirements for green infrastructure and the provision of public open space. The LVIA will be informed by the Landscape Sensitivity Assessment (2021) of the site. ● A Mineral Resource Assessment (MRA) ● A Historic Environment Strategy to demonstrate how the listed buildings in the area will be conserved and how the impact of the development on their settings has been considered. ● A Construction and Operations Management Plan (COMP) to shall accompany any planning application on the site. The COMP shall safeguard the <u>any below ground infrastructure oil pipeline on the site</u> from operational works, including the provision of an appropriate buffer. 	

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			<p><u>Flooding and Water Environment</u></p> <ul style="list-style-type: none"> • <u>Development proposals for the site will be supported by a Flood Risk Assessment, in accordance with policy SP6, which will take into account the Thatcham Surface Water Management Plan and set out: Adequate flood mitigation measures to ensure there is no detrimental impact on flood risk in Thatcham;</u> • <u>Surface water drainage management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS); and</u> • <u>Flood alleviation measures already present on the site and how they will be retained, protected and enhanced.</u> <p><u>Development proposals also need to consider water resources and waste water in accordance with policy DM7.</u></p> <p><u>Biodiversity</u></p> <p><u>Development proposals for the site will be supported by a Biodiversity Strategy in accordance with policy SP11 which will set out:</u></p> <ul style="list-style-type: none"> • <u>How biodiversity net gain will be achieved including through habitat restoration and linkages;</u> • <u>How priority habitats and ecological features will be protected and enhanced;</u> • <u>The creation of new ecological features; and</u> • <u>A site-wide biodiversity Management Plan.</u> <p><u>Landscape</u></p> <p><u>The site lies in the setting of the North Wessex Downs National Landscape (AONB) and will be developed in accordance with policy SP2 and the Landscape Sensitivity and Capacity Assessment (2021) for the site.</u></p>	

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			<p><u>Development proposals for the site will be supported by a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013. This will inform the Masterplan SPD which will determine the final capacity, design and layout of the site and requirements for green infrastructure and the provision of public open space. The LVIA will be informed by the Landscape Sensitivity and Capacity Assessment (2021) of the site.</u></p> <p><u>Heritage</u> <u>Development proposals for the site will be supported by a Historic Environment Strategy in accordance with policy SP9 to demonstrate how the sites historical development, archaeological remains and historic buildings and parkland will inform the scheme and help to create a sense of place.</u></p> <p><u>Lighting</u> <u>Development proposals for the site will be supported by a Lighting Strategy which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs AONB, and measures to mitigate the impact on biodiversity.</u></p> <p><u>Mineral Resources</u> <u>Development proposals for the site will be supported by a Mineral Resource Assessment (MRA) which identifies any potential viable mineral resources on the site and considers firstly prior extraction, and then incidental extraction as part of the development.</u></p> <p><u>Masterplanning and Design Code</u></p>	

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			<p><u>The site will be masterplanned and a Supplementary Planning Document (SPD) prepared by the Council. The SPD will be funded by the applicant and prepared in collaboration with the applicant, relevant town and parish councils, the community and other stakeholders. The SPD will be adopted by the Council prior to the submission of a planning application. The Masterplan SPD will provide the framework to guide the development and should be based on the evidence base underpinning the Local Plan and outcome of further technical work prepared in line with requirements of this policy. The Masterplan SPD will determine the location and extent of built development, land uses, green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. Proposals must have regard to, and demonstrate how, they have been guided positively by the adopted Masterplan SPD.</u></p> <p><u>A design code, prepared by the developer and agreed with the local planning authority, should be secured by a planning condition as part of any outline planning permission.'</u></p> <p><i>Replace the indicative site map with the updated indicative site map shown in Annex C below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC7)</i></p>	
MM26	66	Supporting text to policy SP17	<p><i>Amend the supporting text to policy SP17 as follows:</i></p> <p>'6.52 Thatcham has experienced rapid population growth during the post-war period, expanding more than 5 times since 1951. This growth has been accompanied by infrastructure growth in transport, and a considerable expansion in the built-up area to match the population growth. However, in recent decades, the provision of social infrastructure has not kept pace with housing growth.</p>	<p>To ensure the policy is justified and consistent with national policy. See Council's response to PQ33 For clarity and effectiveness. See Council's response to</p>

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			<p>6.53 The vision for Thatcham contained in the Core Strategy DPD (2012) was that Thatcham town centre would be a focus for regeneration, enabling the town to fulfil its role within the District's Hierarchy of Centres by improving the retail offer and enhancing the streetscape. The provision of leisure and community facilities for all ages would be improved and encouraged within the town centre. The town would become more self-contained providing a range of job opportunities and encouraging residents to shop and socialise locally. Additionally, the Core Strategy concentrated housing expansion in Newbury.</p> <p>6.54 In reviewing the vision for Thatcham as part of the LPR and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work (Thatcham Strategic Growth Study (TSGS) 2020). The Thatcham Strategic Growth Study was carried out in 2019 – 2020 to understand how to plan for growth in Thatcham over the plan period. The West Berkshire Strategic Vision 2050 was drafted in 2022 to guide sustainable growth over the long term in the context of paragraph 22 of the updated NPPF published in 2021. These documents include relevant information that form part of the justification for the LPR's spatial strategy and the strategic allocations in Newbury and Thatcham.</p> <p>6.55 This evidence draws on other recent evidence produced to support the LPR such as the Landscape Character Assessment (LCA) (2019) and the Housing and Employment Land Availability Assessment (HELAA) (2020). The TSGS shows that Thatcham compares poorly to other similar centres in terms of overall service provision, including public services and commercial services. The town's self-image is of a large village, rather than as a thriving market town.</p>	<p>PQ33 and the Council's written statement Matter 4 (WS4/1). Further changes made in response to the Inspector's Action Points AP15-25 and AP73. Subsequent amendments as a consequence of the Inspector's Action Point (AP79) contained within IN30</p>

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			<p>6.56 In addition, it demonstrates that recent planning decisions support the approach that only growth of a strategic scale can support the service provision and regeneration that Thatcham requires.</p> <p>6.57 The TSGS considers the sites promoted to the Council as part of the LPR and recommends that if strategic development were to occur in Thatcham, the most appropriate location to examine in more detail is the site promoted at North East Thatcham.</p> <p>6.58 The western edge of the site is adjacent to the existing Thatcham settlement boundary along Floral Way and Bath Road (A4). The eastern end of the site is adjacent to Colthrop Industrial Estate, which is contiguous with Thatcham. The new revised settlement boundary will be defined following the studies and work identified in the policy at the application stage.</p> <p>6.59 Stage 3 of the TSGS examines the North East Thatcham site in detail and, using community objectives which emerged during a community stakeholder workshop, provides context for how development could come forward at the site.</p> <p>6.60 The Council’s spatial strategy is outlined in policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in policy SP3). Thatcham, as part of the Newbury and Thatcham urban area, is a sustainable location for development <u>as confirmed in the Strategic Vision 2050</u>. The TSGS shows the most sustainable way for development to come forward in the town and this policy draws on that evidence.</p> <p>6.61 Hence, Thatcham is now a focus for regeneration, for new housing and</p>	

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			<p>for improved provision of services and facilities. A new urban extension to the north east of the town is allocated for development and will provide a new residential neighbourhood with supporting facilities and green infrastructure and enable long-term planning for Thatcham’s future. Delivery of <u>up to approximately 1,500 2,500 dwellings is anticipated within the plan period, with the final capacity informed through the LVIA and masterplanning process.</u></p> <p><u>x.xx The site plan (figure x) shows indicative locations for access points and for the band of green infrastructure buffer to the northern part of the site. The final location and extent of built development, access, landscaping and green infrastructure will be determined following the completion of further work such as LVIA and the Masterplan SPD required by policy SP17.</u></p> <p><u>x.xx It is anticipated that approximately half of the site will be set aside as green infrastructure, to serve the new population at North East Thatcham and be retained in perpetuity, taking into account the site’s location within the setting of the North Wessex Downs National Landscape (AONB). An area, across the north of the site, will provide a buffer between the new development and the existing community of Upper Bucklebury to the north and comprise an extensive area of multi-functional green space, which will protect ancient woodland and areas of ecological value while providing opportunities for informal recreation. In addition, green infrastructure will be provided within the areas of built development. Built development and the green infrastructure buffer should respond to the findings of the LVIA and ensure an appropriate form of development taking into account the constraints of the site, including below ground infrastructure. Areas of isolated development should be avoided.</u></p> <p><u>x.xx The area of green infrastructure shown on the indicative map takes into</u></p>	

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			<p><u>account the landscape work undertaken to support the TSGS, and uses the 105m contour to the west and central portion of the site, with the 100m contour to the east. The gas pipeline across the north of the site is required to have designated standoff areas and given its location to the north of the site development to the north of the pipeline is not considered appropriate. The final extent of the green infrastructure buffer will be informed by the LVIA, and other relevant background work carried out to support the Masterplan SPD.</u></p> <p><u>x.xx The settlement boundary for Thatcham, is an exception to the settlement boundary review criteria set out in Appendix 2, and will be revised through a future Plan to reflect the extent of the built up area once that has been defined through the masterplanning and planning application processes required by policy SP17. Consideration of whether it is appropriate to designate a gap between Thatcham and Upper Bucklebury, in line with policy DM2, will be considered once the settlement boundary has been redrawn.</u></p> <p><u>x.xx The site will deliver a number of community benefits, both for the new residents of the site and for existing residents of Thatcham. The community infrastructure required to support the development is set out in the policy, the specific details, including the location, size, phasing and funding arrangements will be determined through the planning application stage. There may be opportunities for community infrastructure to be provided off site, or for improvements to existing services or facilities to be made as a result of the development.</u></p> <p><u>x.xx New education provision, including early years, primary and secondary provision will be required to support the needs of the development. Early years and primary provision will be provided on site. The requirements for</u></p>	

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			<p><u>secondary and SEND provision will be determined following the completion of a feasibility study which will consider the best solution for secondary education requirements in Thatcham. It is expected that land will be required on the site, and financial contributions to support delivery of the preferred solution.</u></p> <p><u>x.xx Primary healthcare facilities should be provided, with associated car parking and landscaping. The facilities should be operationally and financially viable and take into account the feasibility study commissioned by the NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB). The facility should provide room sizes that comply with the Department of Health Building Note 11-01 (or any successor documents). The provision and any contractual arrangement of the facility will need to be agreed as part of any planning application coming forward on the site. Where the onsite provision of a facility in accordance with this policy is not viable, the Council will expect other offsite mitigation measures, to ensure the primary healthcare provision can support the new population growth. The applicant should engage with the BOB-ICB at an early stage to discuss the details of any offsite provision. A further feasibility study, to identify other mitigation measures, would need to be carried out at the applicant's expense and any identified offsite mitigation measures will be funded by the applicant through developer contributions.</u></p> <p><u>x.xx Flood risk and surface water drainage is a key consideration for Thatcham, following extensive surface water flooding in the summer of 2007 as a result of high intensity rainfall overwhelming storm drains and culverted streams. The flood event was considered to be in the order of a 1 in 200 year event. Following the flooding various studies and strategies were developed to identify opportunities for reducing flood risk in the town. The Thatcham Surface Water Management Plan (2010) sets out a number</u></p>	

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			<p><u>of proposed measures to reduce flood risk in Thatcham, focusing on retaining runoff upstream of Thatcham to reduce peak flows through the existing urban area and drainage system. A number of flood attenuation ponds have been constructed on the North East Thatcham site, and these are to be retained and enhanced in addition to Sustainable Drainage Systems (SuDS) provided on the site. An Integrated Water Supply and Drainage Strategy involving localised and strategic flood management measures will be required, in line with the requirements of the West Berkshire Sustainable Drainage Systems SPD (2018).</u></p> <p><u>x.xx Below ground infrastructure is present on the site. The design and layout of the site will need to take their presence into account and appropriate stand offs will be required to ensure there is no impact on operational requirements.</u></p> <p>6.62 British Geological Survey data identifies that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Minerals Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with the West Berkshire Minerals and Waste Local Plan 2020-2037.</p> <p>6.63 Further detailed work will be required to develop a coherent masterplan to take the development forward. The Council will lead the development of a Masterplan SPD, this which will be produced in collaboration with the applicant, relevant town and parish councils, the community and other stakeholders and funded by the developer as part of a Planning Performance Agreement (PPA). It will be based on existing, and updated, evidence and information already produced to support the allocation of the site, including the Thatcham Strategic Growth Study. The Masterplan SPD will determine the location and extent of built development,</p>	

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			<p><u>land uses and green infrastructure including the extent of the green buffer, key access arrangements, community and other infrastructure. The Masterplan SPD will be adopted by the Council prior to submission of a planning application. It is the Council's intention that the Masterplan SPD will be adopted within 12 months of adoption of the LPR, prior to the submission of a planning application.</u></p> <p><u>x.xx A Design Code will be developed alongside the planning application, secured by condition, and agreed with the Council prior to submission of the first reserved matters application.'</u></p>	
MM27	67	Policy SP18	<p><i>Amend fourth paragraph of the policy as follows:</i></p> <p>'All dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). Around 10% of the new market housing and a maximum of 5 units of the affordable sector should also meet the wheelchair accessible standard M4(3) wheelchair user dwellings. unless evidence clearly demonstrates that this would make the scheme unviable. <u>The Council will also support proposals for affordable wheelchair adaptable and accessible homes where evidenced by need. Affordable wheelchair adaptable and accessible homes will be negotiated on a site by site basis. The Council will take account of site-specific factors, evidence of site suitability and/or whether it would render development unviable in determining whether these requirements should apply.'</u></p>	To remove any ambiguity in the application of the policy in response to the Inspector's Action Point (AP33) contained within IN26
MM28	70	Policy SP19	<p><i>Amend criterion b in second paragraph of the policy as follows:</i></p> <p>'b. <u>In areas designated as rural under Section 157(1) of the Housing Act 1985 On development sites of between five and nine dwelling, 20% provision.'</u></p>	To comply with national policy and in response to the Inspector's Action Point (AP34) contained within IN26 .

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			<p><i>Amend fourth paragraph of the policy as follows:</i></p> <p>‘If a lower provision of affordable housing is sought in exceptional circumstances, a review mechanism will <u>may</u> be required to ensure that if viability improves during the lifetime of the development project, additional affordable housing, up to the levels specified in this policy, is provided.’</p> <p><i>Amend fifth paragraph of the policy as follows:</i></p> <p>‘In exceptional circumstances where site specific issues inhibit the provision of on-site affordable housing, or where provision can be better met on an alternative site in the district, off-site contributions may be accepted as an alternative, <u>where it would result in mixed and balanced communities.</u>’</p> <p><i>Amend sixth paragraph of the policy as follows:</i></p> <p>‘In determining residential applications the Council will assess the site size, suitability and type of units to be delivered. The Council will seek a tenure split of 25% First Homes and then 70% social rented and <u>30% affordable home ownership</u> 5% shared ownership. The priority ‘</p> <p><i>Amend the ninth paragraph of the policy as follows:</i></p> <p>‘In relation to extra care housing, it is recognised that provision of affordable housing may be particularly difficult to achieve. In such circumstances, the policy will be implemented on a case-by-case basis, and the individual viability assessment will be used to demonstrate an appropriate affordable housing contribution. In relation to specialist housing for older and disabled people it is recognised that the provision of affordable housing may be</p>	<p>To clarify the relationship between policy DM19 and the provision of affordable housing in SP19.</p> <p>In response to the Inspector’s Action Point (AP55) contained within IN27.</p>

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			<p><u>particularly difficult to achieve. Proposals will therefore be considered having regard to whether it falls within Class C2 or Class C3 depending on the level of care and scale of communal facilities provided. In such circumstances the policy will be implemented on a case-by-case basis, and the individual viability assessment will be used to demonstrate an appropriate affordable housing contribution.'</u></p> <p><i>Amend final paragraph of the policy as follows:</i></p> <p>'The Council will expect First Homes <u>and other forms of affordable home ownership dwellings</u> to remain affordable in perpetuity so as to meet the needs of both current and future occupiers. It is expected</p>	
MM29	70 - 71	Supporting text to policy SP19	<p><i>Amend paragraph 6.75 as follows:</i></p> <p>'6.75 The NPPF and the Planning Practice Guidance (PPG) states that affordable housing should only be sought from major development of 10 or more dwellings or on housing sites of 0.5 ha or more across the district, <u>other than in designated rural areas</u>. In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under <u>section 157(1) of the Housing Act 1985</u>, which includes National Parks and Areas of Outstanding Natural Beauty. As Approximately about 74% of West Berkshire is within an AONB. and most of the remaining parishes are designated rural areas. <u>It is considered justified and reasonable for the Council to secure 20% affordable housing on sites of 5 or more between five and nine dwellings in the parishes designated as rural and this is reflected in policy SP19. In the following parishes that are not designated as rural areas the level of affordable housing required will only</u></p>	<p>To comply with national policy and in response to the Inspector's Action Point (AP34) contained within <u>IN26</u>.</p> <p>To clarify the relationship between policy DM19 and the provision of affordable housing in SP19. In response to the Inspector's Action Point (AP55) contained within <u>IN27</u>.</p> <p>In addition, the supporting text has been updated to</p>

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			<p><u>apply to sites of 10 dwellings or more as set out in the Policy:</u></p> <ul style="list-style-type: none"> • <u>Burghfield</u> • <u>Greenham</u> • <u>Holybrook</u> • <u>Newbury</u> • <u>Speen</u> • <u>Thatcham</u> • <u>Theale</u> • <u>Tilehurst</u> <p><i>Amend second sentence of paragraph 6.80 as follows:</i></p> <p><u>‘A study of economic viability has been carried out on behalf of the Council which sets out the evidence for affordable housing thresholds and this was updated through the Whole Plan Viability Assessment 2022.’</u></p> <p><i>Amend paragraph 6.85 as follows:</i></p> <p><u>‘As a starting point, the Council seeks a tenure split of affordable housing on each development site of 25% First Homes, 70% social rented and 30% affordable home ownership<u>5% affordable/shared ownership</u>. The Housing Need Assessment concludes that the core requirement is for social rented housing. There is, however, still a significant proportion of existing and newly arising households that require access to some form of affordable home ownership, including shared ownership, discounted market sale and <u>First Homes.</u>’</u></p>	<p>include reference to the Whole Plan Viability Assessment 2022.</p>

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Chapter 7 Fostering Economic Growth and Supporting Local Communities				
MM30	73	Policy SP20	<p><i>Amend text in the policy as follows:</i></p> <p>‘Through the LPR the Council will seek to facilitate the growth and forecasted change of business development over the plan period <u>through site allocations and</u> by promoting the supply of office and industrial space across the District to the meet the identified shortfall needs. <u>For the plan period 2023 – 2041 there is a requirement across the District for a minimum of 57,531sqm (NIA) of office space and a minimum of 98,196sqm (GIA) (24.5ha) of industrial space.</u></p> <p>Appropriate proposals for business development (offices, industrial and storage and distribution) will be supported where they are located:</p> <ol style="list-style-type: none"> On sites allocated for business development as set out Policy SP21 and in accordance with the individual site specific policy <u>(ESA1 – ESA6) in this Plan or any subsequent neighbourhood plans;</u> or On a suitable site within a settlement boundary; or Within a Designated Employment Area (DEA) in accordance with Policy DM32, <u>and as listed in Appendix 4 and as defined on the Policies Map;</u> or On previously developed land within existing suitably located employment sites; or Within the countryside provided the proposal is in accordance with other relevant policies within the Plan, in particular policy DM35. <p>Proposals for</p>	To reflect the deletion of policy SP21 and in response to the Inspector’s Action Point (AP5) contained within IN14

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><i>Amendments to the boundary of the following Designated Employment Areas:</i></p> <ul style="list-style-type: none"> • <i>Youngs Industrial Estate</i> • <i>Membury Industrial Estate</i> <p><i>as shown in the Schedule of Proposed Changes to the Policies Map (PMC8 & PMC9)</i></p>	<p>In response to the Inspector's Action Point (AP65) contained within IN27 and Action Point (AP68) contained within IN27</p>
MM31	73-75	Supporting text to policy SP20	<p><i>Amend paragraph 7.1 as follows:</i></p> <p>'7.1 The purpose of this policy is to set the framework to facilitate and promote the growth and forecasted change of business development across the District over the plan period to 2041-2039. For the purposes of this Plan business uses/development are office (<u>Egi and Egi</u>), industrial, storage and distribution (<u>Egiii, B2 and B8</u>), and the term employment land/site refers to the land on which these uses are located. It is recognised that the term economic development is broader and encompasses other employment generating uses including main town centre uses, as well as community and public uses.'</p> <p><i>Amend paragraph 7.4 as follows:</i></p> <p>'7.4 The ELR 2022 concludes that whilst the office sector in West Berkshire has been steadily shrinking over the past decade, the economic forecast predicts positive job growth over the plan period and recommends a need for a net increase in office space of <u>a minimum 57,531 sqm (NIA) to 2041. 50,816sqm to 2039.</u>'</p> <p><i>Amend last sentence of paragraph 7.8 as follows:</i></p> <p>'7.8 The ELR 2022 therefore recommends a minimum industrial</p>	<p>In response to the Inspector's Action Point (AP70) contained within IN27.</p> <p>To reflect the updated requirements for office and industrial space to 2041 as per AP5.</p> <p>To reflect the up to date position relating to Bond Riverside.</p> <p>To reflect the deletion of policy SP21.</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>requirement of 98,196sqm or 24.5ha <u>91,109sqm or 23 ha</u> of land to 2041 2039 to meet identified needs.'</p> <p><i>Insert additional text after paragraph 7.9 as follows:</i></p> <p><u>Any sites allocated through the neighbourhood planning process will be in addition to those sites allocated within this Plan and/or existing planning commitments within the neighbourhood planning area.</u></p> <p><i>Amend paragraph 7.10 as follows:</i></p> <p>'7.10 The ELR is clear that the industrial requirement of 91,109sqm is a minimum and therefore the regeneration of the London Road Industrial Estate (LRIE) Bond Riverside area (formerly known as London Road Industrial Estate (LRIE)) <u>Bond Riverside area (formerly known as London Road Industrial Estate (LRIE))</u> will has the potential to provide flexibility to the figures deliver additional supply <u>has the potential to provide flexibility to the figures deliver additional supply</u> in the later part of the plan period. The redevelopment and regeneration of the <u>Bond Riverside area</u> LRIE is a long held vision of the Council and a recent decision by the Council's Executive (June 2022) agreed a new approach for the site which focuses on job creation, attracting investment to Newbury and achieving carbon neutrality. <u>agreed a new approach for the site which focuses on job creation, attracting investment to Newbury and achieving carbon neutrality.</u> The site <u>area</u> has scope, subject to overcoming other policy constraints, for regeneration and the intensification of employment uses to maximise the potential of the site <u>as an employment location</u>, which at present is not optimum and does not provide an attractive environment for modern day use. <u>At this stage the Bond Riverside area is not considered as part of the supply due to uncertainty with regard to the timing of delivery, but the LPR recognises its potential.</u> The majority of the LRIE site <u>Bond Riverside area</u> falls within the London Road Industrial Estates DEA, an area designated for business uses. It is important to note that the DEA includes the majority of the Council owned LRIE <u>Bond Riverside area</u> and the adjoining Riverpark</p>	

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			<p>Industrial Estate but excludes the football ground. A key aspiration of the regeneration is to increase the type and level of employment opportunities on the site through intensification and more efficient use of brownfield land. The Council are currently preparing a comprehensive strategy for the delivery of regeneration on the LRIE site. Due to the timing of this strategy and the site's location within the settlement boundary of Newbury, the site has not been identified as a site allocation, however it does need to be recognised as an area of regeneration for its potential to deliver flexibility to the employment figures over the plan period.'</p> <p><i>Amend paragraph 7.14 as follows:</i></p> <p>'As a result the ELR recommends safeguarding existing employment sites. West Berkshire has a number of designated employment areas (DEA) which are specific locations across the District designated for business uses/development providing a range of sites and locations to promote sustainable economic growth. <u>Those areas known as Protected Employment Areas (PEAs) are renamed Designated Employment Areas (DEAs) through this LPR. All DEAs are listed in Appendix 4 and defined on the Policies Map.</u> The District's DEA's contribute significantly to the supply of employment land and provide opportunities for regeneration and intensification and therefore Policy DM32 seeks to safeguard these areas to protect and strengthen their function and integrity.'</p> <p><i>Insert new paragraph after paragraph 7.15 as follows:</i></p> <p><u>'Greenham Business Park has a Local Development Order in place across the site. This sets our development parameters by which certain schemes can proceed without planning permission. Proposals which are outside of the scope of the Local Development Order and require planning permission</u></p>	

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			<u>shall be determined in accordance with the relevant LPR policies.'</u>	
MM32	77	Policy SP21	<i>Delete the policy and supporting text. Remove references to this policy throughout LPR.</i>	To remove unnecessary duplication. See Council response to PQ14 .
MM33	79	Policy SP22	<i>Amendment to the Newbury Primary Shopping Area on the east side of the Kennet Centre fronting Market Street as shown in the Schedule of Proposed Changes to the Policies Map (PMC10)</i>	In response to the Inspector's Action Point (AP71) contained within IN27
MM34	83	Policy SP24	<p><i>Amend the first paragraph of the policy as follows:</i></p> <p>'New development will be supported where it contributes to the delivery of infrastructure to support the overall spatial strategy of West Berkshire. This includes making contributions to the delivery of all relevant infrastructure projects included in the IDP in the form of financial contributions or on site provision. Infrastructure, facilities and services both on and off site, that are necessary to make the development acceptable, will be supported if provided at the appropriate stage.</p> <p><u>'Development will be required to ensure the timely and coordinated delivery of necessary infrastructure, having regard to the latest version of the Council's Infrastructure Delivery Plan, through proportionate financial contributions and/or on- site provision. Where necessary, the phasing of development will be linked to infrastructure provision.'</u></p> <p><i>Delete the fifth paragraph of the policy as follows:</i></p> <p>'The key strategic and local infrastructure schemes required to facilitate new development and secure the delivery of development within this plan will be linked to the phasing of new development. Phasing and specific</p>	In response to the Inspector's Action Point (AP35) contained within IN26

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			infrastructure requirements are set out within the Infrastructure Delivery Plan (IDP).'	
Chapter 8 Non-Strategic Site allocations: Our Place Based Approach				
MM35	85	Paragraph 8.2	<p><i>Amend the final three sentences of paragraph 8.2 as follows:</i></p> <p>'... The actual numbers achieved on any site may vary slightly depending on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and other 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. The approximate numbers are indicative, and actual numbers will be determined during the planning application process through detailed design work in accordance with the parameters set out below and other relevant policies, having regard to the particular characteristics of the site and its surroundings.'</p>	In response to the Inspector's Action Point (AP48) contained within IN26
MM36	85	After Paragraph 8.2	<p><i>Insert additional text and table after paragraph 8.2 as follows:</i></p> <p><u>'Sites allocated for residential development: Newbury and Thatcham</u></p> <p><u>8.3. The main focus for growth in West Berkshire is the Newbury and Thatcham area, where two strategic urban extensions are proposed; the first, the existing Core Strategy allocation at Sandleford Park, south of Newbury, which is carried forward with a redefined policy boundary where approximately 1,500 homes could be developed; and the second, another greenfield site, to the northeast of Thatcham for up to approximately 2,500 homes. These two sites are allocated under policies SP16 and SP17, with the remainder of the growth in the Newbury and Thatcham area comes</u></p>	To reflect the deletion of policy SP13.

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			<p>through smaller site allocations set out below.</p> <p>8.4. There is significant potential on previously developed land within settlement boundaries, particularly in Newbury town centre and periphery. Sites within settlement boundaries are not being allocated. This is because settlement boundaries are a long-established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations.</p> <table border="1" data-bbox="651 639 1715 1241"> <thead> <tr> <th data-bbox="651 639 779 703"><u>Policy</u></th> <th data-bbox="779 639 1451 703"><u>Allocation</u></th> <th data-bbox="1451 639 1715 703"><u>Approximate numbers</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="651 703 779 767"><u>RSA1</u></td> <td data-bbox="779 703 1451 767"><u>Land north of Newbury College, Monks Lane, Newbury (Site Ref: HSA 1)</u></td> <td data-bbox="1451 703 1715 767"><u>15 dwellings</u></td> </tr> <tr> <td data-bbox="651 767 779 831"><u>RSA2</u></td> <td data-bbox="779 767 1451 831"><u>Land at Bath Road Speen (Site Ref: HSA 2)</u></td> <td data-bbox="1451 767 1715 831"><u>100 dwellings</u></td> </tr> <tr> <td data-bbox="651 831 779 895"><u>RSA3</u></td> <td data-bbox="779 831 1451 895"><u>Land at Coley Farm, Stoney Lane, Newbury (Site Ref: HSA 3)</u></td> <td data-bbox="1451 831 1715 895"><u>75 dwellings</u></td> </tr> <tr> <td data-bbox="651 895 779 959"><u>RSA4</u></td> <td data-bbox="779 895 1451 959"><u>Land off Greenham Road, South East Newbury (Site Ref: HSA 4)</u></td> <td data-bbox="1451 895 1715 959"><u>160 dwellings</u></td> </tr> <tr> <td data-bbox="651 959 779 1023"><u>RSA5</u></td> <td data-bbox="779 959 1451 1023"><u>Land at Lower Way, Thatcham (Site Ref: THA025)</u></td> <td data-bbox="1451 959 1715 1023"><u>85 dwellings</u></td> </tr> <tr> <td data-bbox="651 1023 779 1086"><u>RSAX</u></td> <td data-bbox="779 1023 1451 1086"><u>Land at Henwick Park, Bowling Green Road, Thatcham (Site Ref: CA12)</u></td> <td data-bbox="1451 1023 1715 1086"><u>225 dwellings</u></td> </tr> <tr> <td data-bbox="651 1086 779 1150"><u>RSAX</u></td> <td data-bbox="779 1086 1451 1150"><u>Land east of Regency Park Hotel, Bowling Green Road, Thatcham (Site Ref: CA17)</u></td> <td data-bbox="1451 1086 1715 1150"><u>45 dwellings</u></td> </tr> <tr> <td data-bbox="651 1150 779 1241"><u>RSA25</u></td> <td data-bbox="779 1150 1451 1241"><u>Long Copse Farm, Enborne (Site Ref: TS2)</u></td> <td data-bbox="1451 1150 1715 1241"><u>24 plots</u></td> </tr> </tbody> </table>	<u>Policy</u>	<u>Allocation</u>	<u>Approximate numbers</u>	<u>RSA1</u>	<u>Land north of Newbury College, Monks Lane, Newbury (Site Ref: HSA 1)</u>	<u>15 dwellings</u>	<u>RSA2</u>	<u>Land at Bath Road Speen (Site Ref: HSA 2)</u>	<u>100 dwellings</u>	<u>RSA3</u>	<u>Land at Coley Farm, Stoney Lane, Newbury (Site Ref: HSA 3)</u>	<u>75 dwellings</u>	<u>RSA4</u>	<u>Land off Greenham Road, South East Newbury (Site Ref: HSA 4)</u>	<u>160 dwellings</u>	<u>RSA5</u>	<u>Land at Lower Way, Thatcham (Site Ref: THA025)</u>	<u>85 dwellings</u>	<u>RSAX</u>	<u>Land at Henwick Park, Bowling Green Road, Thatcham (Site Ref: CA12)</u>	<u>225 dwellings</u>	<u>RSAX</u>	<u>Land east of Regency Park Hotel, Bowling Green Road, Thatcham (Site Ref: CA17)</u>	<u>45 dwellings</u>	<u>RSA25</u>	<u>Long Copse Farm, Enborne (Site Ref: TS2)</u>	<u>24 plots</u>	
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MM37	85	Policy RSA1	<p>Delete the criterion as follows:</p> <p>e. 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 and waste water, both on and off site.</p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy</p>																											

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			Development will be occupied in line with this strategy.'	DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.
MM38	87	Policy RSA2	<p><i>Delete the criterion as follows:</i></p> <p>'g. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Amend criteria as follows:</i></p> <p>'h) iii) A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural <u>and historic</u> character of the western approach into Newbury;'</p> <p>'j) Development will protect and enhance the special architectural and historic interest of the Speen Conservation Area. <u>Particular attention will be paid to the design of the scheme when approaching the Conservation Area along Bath Road, responding sensitively to the character, density and scale of existing development.</u>'</p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>Development is required to</p>

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			<p><i>Include additional criterion as follows:</i></p> <p><u>'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'</u></p>	<p>consider the architectural and historic interest of Speen. As agreed in the Statement of Common Ground with Historic England</p> <p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)</p>
MM39	89	Policy RSA3	<p><i>Delete the criterion as follows:</i></p> <p>'e. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy</p>

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				DM7, this criterion is no longer required.
MM40	91	Policy RSA4	<p><i>Delete the criterion as follows:</i></p> <p>'f. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'</u></p>	In response to the Inspector's Action Point AP40 contained within IN26 . EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.
MM41	93	Policy RSA5	<p><i>Delete the criterion as follows:</i></p> <p>'j. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	In response to the Inspector's Action Point AP40 contained within IN26 . EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary

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				<p>infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency.</p>
MM42	-	New RSA policy – Land at Henwick Park, Bowling Green Road, Thatcham	<p><i>Insert new RSA policy and accompanying indicative site map into LPR after policy RSA5 as follows:</i></p> <p><u>‘Policy RSAX</u></p> <p><u>Land at Henwick Park, Bowling Green Road, Thatcham (Site ref CA12)</u></p> <p><u>The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:</u></p> <ol style="list-style-type: none"> <u>The provision of approximately 225 dwellings;</u> <u>Access to the site will be provided via Cold Ash Hill / Heath Lane and Bowling Green Road, with further pedestrian accesses onto Cold Ash Hill, Heath Lane, Bowling Green Road, and site allocation RSAX (Land east of the Regency Park Hotel);</u> <u>Internal walking and cycling routes for the site will be provided and will</u> 	In response to the Inspector’s Action Point (AP77) contained within IN30

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			<p><u>be linked to existing routes;</u></p> <p>d. <u>Measures will be provided to mitigate the impact of development on the local road network which may include the widening of Heath Lane and Bowling Green Road fronting the site. A Transport Assessment, using the Council's VISSIM model, will be required;</u></p> <p>e. <u>Measures will be included to improve accessibility by, and encourage the use of, non-car transport modes. These measures will be set out in a Travel Plan;</u></p> <p>f. <u>The scheme will comprise a development design and layout in line with policy SP7 and that will be further informed by a full detailed Landscape Visual Impact Assessment (LVIA), and will include the following measures:</u></p> <p>i. <u>No development above the 95-metre AOD contour;</u></p> <p>ii. <u>The balance of land to the north and west of the developed area to be retained as an open landscape buffer in order to maintain the open character between Thatcham and Cold Ash and which will be retained outside the settlement boundary for Thatcham;</u> <u>and</u></p> <p>iii. <u>Green Infrastructure and public open space will be provided taking into account the requirements set out in DM40;</u></p> <p>g. <u>A Heritage Impact Assessment will be required to inform the development design and layout and to protect the setting of the nearby Grade II listed Henwick Old Cottage;</u></p> <p>h. <u>Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;</u></p> <p>i. <u>Small areas of the site are at risk from surface water flooding. Development proposals for the site will be supported by a Flood Risk Assessment (FRA), in accordance with policy SP6. The FRA will need to take into account of the Thatcham Surface Water Management Plan and</u></p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>set out:</u></p> <ul style="list-style-type: none"> i. <u>Adequate flood mitigation measures to ensure there is no detrimental flood risk; and</u> ii. <u>How flood alleviation measures already present on the site will be retained, protected and enhanced;</u> j. <u>Development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;</u> k. <u>The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and</u> l. <u>The site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.'</u> <p><i>Insert indicative site map as set out in Annex D below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC12)</i></p>	
MM43	-	New RSA policy – Land east of Regency Park Hotel, Bowling Green Road, Thatcham	<p><i>Insert new RSA policy and accompanying indicative site map into LPR after policy RSA5 as follows:</i></p> <p><u>'Policy RSAX</u></p> <p><u>Land East of Regency Park Hotel, Bowling Green Road, Thatcham (Site ref CA17)</u></p> <p><u>The site, as shown on the indicative map, will be required to be developed</u></p>	In response to the Inspector's Action Point (AP77) contained within IN30

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>in accordance with the following parameters:</u></p> <ul style="list-style-type: none"> a. <u>The provision of approximately 45 dwellings;</u> b. <u>Access to the site will be provided via Bowling Green Road with the exact access arrangements to be determined at the planning application stage. A walking and cycling link to site allocation RSAX (Land at Henwick Park) must also be provided;</u> c. <u>Internal walking and cycling routes for the site will be provided, and will be linked to existing routes;</u> d. <u>Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;</u> e. <u>Measures will be included to improve accessibility by, and encourage the use of, non-car transport modes. These measures will be set out in a Travel Plan;</u> f. <u>The site will be developed in accordance with the Landscape Capacity Assessment (2015). The scheme will comprise a development design and layout in line with policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA), and will include the following measures:</u> <ul style="list-style-type: none"> i. <u>No development above the 95 metre AOD contour;</u> ii. <u>The balance of land in the north of the site to be retained as a landscape buffer which will be retained outside the settlement boundary for Thatcham;</u> iii. <u>Reinforcement of the existing tree line along the Bowling Green Road, eastern, and northern boundaries; and</u> iv. <u>Green Infrastructure to break up the built form;</u> g. <u>A Heritage Impact Assessment will be required to inform the development design and layout due to the presence of non-designated heritage assets;</u> h. <u>Development will be informed by an archaeological desk based</u> 	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;</u></p> <p>i. <u>Development proposals for the site will be supported by a Flood Risk Assessment (FRA), in accordance with policy SP6. The FRA will need to take account of all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures. It will also need to take account of the Thatcham Surface Water Management Plan;</u></p> <p>j. <u>Development will be informed by an Ecological Impact Assessment (EclA); Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;</u></p> <p>k. <u>The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5; and</u></p> <p>l. <u>Part of the site lies within a Mineral Safeguarding Area and so consideration of policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.'</u></p> <p><i>Insert indicative site map as set out in Annex E below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC13)</i></p>	
MM44	95	New paragraphs and table before Policy RSA6	<p><i>Insert additional text and table before policy RSA6 as follows:</i></p> <p>'Sites allocated for residential development: Eastern Area</p> <p><u>8.5. In the Eastern Area the significant constraints to development mean provision for new development is more limited. Constraints include the</u></p>	To reflect the deletion of policy SP14.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification						
			<p><u>Detailed Emergency Planning Zone (DEPZ) of Atomic Weapons Establishment (AWE) Aldermaston and AWE Burghfield. The DEPZ was defined following changes to legislation in 2019 (Radiation (Emergency Planning Preparedness and Public Information) Regulations 2019) which resulted in the redetermination of the emergency planning arrangements around AWE Aldermaston and AWE Burghfield in 2020. Given the constraints in this spatial area the LPR does not propose any strategic allocations, but non-strategic allocations are proposed on the edge of existing settlements as set out below.</u></p> <p><u>8.6. Land adjacent to New Stocks Farm (policy RSA24), which is located within the DEPZ of AWE Aldermaston, is already in use for Gypsy and Traveller accommodation (transit site). The allocation of the site for eight permanent pitches was not considered to have an impact upon the emergency plan.</u></p> <p><u>8.7. Land adjoining Pondhouse Farm, Burghfield (policy RSA12), which is located within the DEPZ of AWE Burghfield, was granted outline planning permission in December 2019. When the DEPZ was reconsidered in 2020, the 100 units proposed were included in the detailed calculations undertaken by Emergency Planning.</u></p> <p><u>8.8. If in the future the DEPZ is reviewed and the emergency planning arrangements be amended, then future reviews of the Local Plan will consider whether allocations in this area would be suitable.</u></p> <table border="1" data-bbox="651 1267 1715 1398"> <thead> <tr> <th><u>Policy</u></th> <th><u>Allocation</u></th> <th><u>Approximate numbers</u></th> </tr> </thead> <tbody> <tr> <td><i>RSAX</i></td> <td><i>Land at Pincents Lane, Tilehurst (Site Ref: TIL13)</i></td> <td><i>138 dwellings</i></td> </tr> </tbody> </table>	<u>Policy</u>	<u>Allocation</u>	<u>Approximate numbers</u>	<i>RSAX</i>	<i>Land at Pincents Lane, Tilehurst (Site Ref: TIL13)</i>	<i>138 dwellings</i>	
<u>Policy</u>	<u>Allocation</u>	<u>Approximate numbers</u>								
<i>RSAX</i>	<i>Land at Pincents Lane, Tilehurst (Site Ref: TIL13)</i>	<i>138 dwellings</i>								

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			<u>RSA6</u>	<u>Stoneham's Farm, Long Lane, Tilehurst (Site Ref: HSA 9)</u>	<u>65 bedspace care home</u>	
			<u>RSA7</u>	<u>72 Purley Rise, Purley on Thames (Site Ref: HSA 11)</u>	<u>35 dwellings</u>	
			<u>RSA8</u>	<u>Land adjacent to Bath Road & Dorking Way, Calcot (Site Ref: HSA 13)</u>	<u>35 dwellings</u>	
			<u>RSA9</u>	<u>Land between A340 & The Green, Theale (Site Ref: HSA 14)</u>	<u>100 dwellings</u>	
			<u>RSA10</u>	<u>Whitehart Meadow, Theale (Site Ref: THE1)</u>	<u>40 dwellings</u>	
			<u>RSA11</u>	<u>Former Sewage Treatment Works, Theale (Site Ref: THE7)</u>	<u>60 dwellings</u>	
			<u>RSA12</u>	<u>Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (Site Ref: HSA 15)</u>	<u>100 dwellings</u>	
			<u>RSA13</u>	<u>Land north of A4 Bath Road, Woolhampton (Site Ref MID4)</u>	<u>16 dwellings</u>	
			<u>RSA24</u>	<u>New Stocks Farm, Paices Hill, Aldermaston</u>	<u>8 pitches</u>	
MM45	-	New RSA policy – Land at Pincents Lane, Tilehurst	<p><i>Insert new RSA policy and accompanying indicative site map into LPR before policy RSA6 as follows:</i></p> <p><u>Policy RSA X</u></p> <p><u>Land at Pincents Lane, Tilehurst (Site Ref: TIL13)</u></p> <p><u>The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:</u></p> <p>a) <u>The provision of approximately 138 dwellings, providing a mix of dwellings sizes and types including custom and self-build units;</u></p> <p>b) <u>Access to the site will be obtained from Pincents Lane from the south, with an additional emergency vehicle access to be provided;</u></p>			In response to the Inspector's Action Point (AP77) contained within IN30

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>c) <u>Measures will be provided to mitigate any impact of the development on the local road network. A Transport Assessment will be required to inform development proposals;</u></p> <p>d) <u>Walking and cycle routes into and through the site will be provided and will be linked to existing routes, including existing Public Rights of Way which will be protected and enhanced. The dedication/acceptance of a public footpath running north/south through the community parkland and the creation of pedestrian links to the recreation ground should also be considered;</u></p> <p>e) <u>Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan;</u></p> <p>f) <u>The site lies within the setting of the North Wessex Downs National Landscape (AONB) and will be developed in accordance with policy SP2 and the Landscape Capacity Assessment¹³ for the site. The scheme will comprise a development design and layout in line with policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures:</u></p> <ul style="list-style-type: none"> i. <u>development will be expected to be contained below 75m AOD contour. Any minor incursions above 75m shall not exceed 80m AOD and would need to demonstrate that the development would not be visually prominent from sensitive viewpoints;</u> ii. <u>development will be contained to the area west of the existing conifer line between the existing retail units and the recreation ground.</u> 	

¹³ Landscape Capacity Assessment of Potential Housing Sites within and adjacent to the North Wessex Downs Area of Outstanding Natural Beauty: Eastern Urban Area Additional Sites (August 2015)

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			<ul style="list-style-type: none"> iii. <u>retain open views from the A4 and the recreation ground to the wooded skyline;</u> iv. <u>reinforce the wooded skyline and woodland links between the AONB and Withy and Oliver's Copses;</u> v. <u>include a substantial 15m wooded landscape buffer along the east side of Pincents Lane;</u> vi. <u>reinforce the tree belt along the southern edge of the site towards the adjoining commercial area; and</u> vii. <u>avoid creating isolated built form through the creation of landscaped links into adjoining built form;</u> g) <u>A key part of this development allocation will be the establishment of community parkland to be provided as green infrastructure and public open space in perpetuity on the eastern part of the site. This area of land will remain outside the settlement boundary;</u> h) <u>The development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;</u> i) <u>The development will be informed by a Tree Survey due to the presence of TPOs on the site;</u> j) <u>The development will be informed by a Flood Risk Assessment (FRA), in accordance with policy SP6. The FRA will need to take into account all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures;</u> k) <u>Given the proximity of the site to the M4 and adjacent commercial area the development will be informed by a noise and air quality survey which will advise on appropriate mitigation measures, where necessary;</u> l) <u>A Heritage Impact Assessment (HIA) will be required to inform the</u> 	

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			<p><u>development design and layout, and to protect the setting of the Grade II listed Pincent's Manor;</u></p> <p>m) <u>Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;</u></p> <p>n) <u>Development will be informed by a desk-based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;</u></p> <p>o) <u>Much of the site lies within a Mineral Safeguarding Area, and so the scheme will be informed by the Minerals Resource Assessment already undertaken for the site; and</u></p> <p>p) <u>The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.'</u></p> <p><i>Insert indicative site map as set out in Annex F below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC14)</i></p>	
MM46	95	Policy RSA6	<p><i>Delete the criterion as follows:</i></p> <p>'d. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are</p>

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				applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.
MM47	97	Policy RSA7	<p><i>Delete the criterion as follows:</i></p> <p>'d. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	In response to the Inspector's Action Point AP40 contained within IN26 . EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.
MM48	99	Policy RSA8	<p><i>Delete the criterion as follows:</i></p> <p>'d. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and</p>	In response to the Inspector's Action Point AP40 contained within IN26 . EXAM23 proposes

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			<p>appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	<p>modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p>
MM49	101	Policy RSA9	<p><i>Delete the criterion as follows:</i></p> <p>'e. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The scheme will be informed by the archaeological assessment already undertaken of the site.</u></p> <p><u>The scheme will conserve the listed milestone in the north east corner of the site and enhance its setting.'</u></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure consistency</p>

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				across all the RSA policies. To ensure the policy is effective with regard to the historic environment. As agreed in the Statement of Common Ground with Historic England .
MM50	103	Policy RSA10	<p><i>Delete the criterion as follows:</i></p> <p>'1. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	In response to the Inspector's Action Point AP40 contained within IN26 . EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.
MM51	106	Policy RSA11	<p><i>Delete the criterion as follows:</i></p> <p>'1. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and</p>	In response to the Inspector's Action Point AP40 contained within IN26 . EXAM23 proposes

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			appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'	modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.
MM52	109	Policy RSA12	<p><i>Amend the criterion as follows:</i></p> <p>'(c) The scheme will be supported by an Ecological Impact Assessment (EclA) <u>and a protected species survey</u>. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected'</p> <p><i>Delete the criterion as follows:</i></p> <p>'f. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	<p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency.</p> <p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary</p>

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				infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.
MM53	111	Policy RSA13	<p><i>Delete the criterion as follows:</i></p> <p>'f. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Delete criterion j and criterion k as follows:</i></p> <p>'j. An odour assessment will be required due to the nearby location of the Woolhampton Waste Water Treatment Works;</p> <p>k. Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required; and'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.'</u></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>In response to the Inspector's Action Point (AP49) contained within IN26</p> <p>In line with the strategic objectives of the LPR to</p>

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				mitigate and adapt to the effects of climate change. See WS6/1 Council response to Q6.27.																											
MM54	113	New paragraph and table before Policy RSA14	<p><i>Insert additional text and table before policy RSA14 as follows:</i></p> <p><u>Sites allocated for residential development: North Wessex Downs National Landscape (AONB)</u></p> <p><u>8.9. The special characteristics of the North Wessex Downs AONB mean that development will be modest, helping to meet local needs, support the rural economy and sustain local facilities in accordance with policy SP12.</u></p> <table border="1"> <thead> <tr> <th><u>Policy</u></th> <th><u>Allocation</u></th> <th><u>Approximate numbers</u></th> </tr> </thead> <tbody> <tr> <td><u>RSA14</u></td> <td><u>Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)</u></td> <td><u>60 dwellings</u></td> </tr> <tr> <td><u>RSA15</u></td> <td><u>Land at Newbury Road, Lambourn (Site Ref: HSA 20)</u></td> <td><u>5 dwellings</u></td> </tr> <tr> <td><u>RSAX</u></td> <td><u>Land North of Pangbourne Hill, Pangbourne (Site Ref: PAN8)</u></td> <td><u>25 dwellings</u></td> </tr> <tr> <td><u>RSA16</u></td> <td><u>Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)</u></td> <td><u>20 dwellings</u></td> </tr> <tr> <td><u>RSA17</u></td> <td><u>Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)</u></td> <td><u>15 dwellings</u></td> </tr> <tr> <td><u>RSA18</u></td> <td><u>Pirbright Institute Site, High Street, Compton (Site Ref: HSA 22)</u></td> <td><u>140 dwellings</u></td> </tr> <tr> <td><u>RSA19</u></td> <td><u>Land west of Spring Meadows, Great Shefford (Site Ref: GS1)</u></td> <td><u>15 dwellings</u></td> </tr> <tr> <td><u>RSA20</u></td> <td><u>Land off Charlotte Close, Hermitage (Site Ref: HSA 24)</u></td> <td><u>15 dwellings</u></td> </tr> </tbody> </table>	<u>Policy</u>	<u>Allocation</u>	<u>Approximate numbers</u>	<u>RSA14</u>	<u>Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)</u>	<u>60 dwellings</u>	<u>RSA15</u>	<u>Land at Newbury Road, Lambourn (Site Ref: HSA 20)</u>	<u>5 dwellings</u>	<u>RSAX</u>	<u>Land North of Pangbourne Hill, Pangbourne (Site Ref: PAN8)</u>	<u>25 dwellings</u>	<u>RSA16</u>	<u>Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)</u>	<u>20 dwellings</u>	<u>RSA17</u>	<u>Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)</u>	<u>15 dwellings</u>	<u>RSA18</u>	<u>Pirbright Institute Site, High Street, Compton (Site Ref: HSA 22)</u>	<u>140 dwellings</u>	<u>RSA19</u>	<u>Land west of Spring Meadows, Great Shefford (Site Ref: GS1)</u>	<u>15 dwellings</u>	<u>RSA20</u>	<u>Land off Charlotte Close, Hermitage (Site Ref: HSA 24)</u>	<u>15 dwellings</u>	To reflect the deletion of policy SP15.
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			<table border="1"> <tr> <td data-bbox="651 312 779 373"><u>RSA21</u></td> <td data-bbox="779 312 1451 373"><u>Land to the south east of the Old Farmhouse, Hermitage (Site Ref HSA 25)</u></td> <td data-bbox="1451 312 1715 373"><u>10 dwellings</u></td> </tr> <tr> <td data-bbox="651 373 779 434"><u>RSA22</u></td> <td data-bbox="779 373 1451 434"><u>Land adjacent Station Road, Hermitage</u></td> <td data-bbox="1451 373 1715 434"><u>42 dwellings</u></td> </tr> <tr> <td data-bbox="651 434 779 494"><u>RSA23</u></td> <td data-bbox="779 434 1451 494"><u>Land adjoining The Haven, Kintbury (Site Ref: KIN6)</u></td> <td data-bbox="1451 434 1715 494"><u>20 dwellings</u></td> </tr> </table>	<u>RSA21</u>	<u>Land to the south east of the Old Farmhouse, Hermitage (Site Ref HSA 25)</u>	<u>10 dwellings</u>	<u>RSA22</u>	<u>Land adjacent Station Road, Hermitage</u>	<u>42 dwellings</u>	<u>RSA23</u>	<u>Land adjoining The Haven, Kintbury (Site Ref: KIN6)</u>	<u>20 dwellings</u>	
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MM55	113	Policy RSA14	<p><i>Amend the criterion as follows:</i></p> <p>‘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. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works;</p> <p><i>Amend the criterion as follows:</i></p> <p>‘h. Development will need to ensure the retention of existing riverside vegetation and To ensure the provision of a significant an appropriate buffer for /stand-off between the woodland and adjacent River Lambourn SSSI/SAC and any development. In light of an initial Phase 1 Habitat Survey it is considered that no development on the site will 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);’</p>	<p>In response to the Inspector’s Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, the reference to such a strategy is proposed to be removed.</p> <p>In response to the Inspector’s Action Point (AP50) contained within IN26</p>									

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MM56	115	Policy RSA15	<p><i>Amend the criterion as follows:</i></p> <p>‘h. 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. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system.’</p>	<p>In response to the Inspector’s Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, the reference to such a strategy is proposed to be removed.</p>
MM57	-	New RSA policy – Land North of Pangbourne Hill, Pangbourne	<p><i>Insert new RSA policy and accompanying indicative site map into LPR after policy RSA15 as follows:</i></p> <p><u>‘Policy RSAX</u></p> <p><u>Land north of Pangbourne Hill, Pangbourne (Site ref PAN8)</u></p> <p><u>The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:</u></p> <p>a. <u>The provision of approximately 25 dwellings, in a low density scheme;</u> b. <u>Access to the site will be provided via Sheffield Close, off Pangbourne</u></p>	<p>In response to the Inspector’s Action Point (AP77) contained within IN30</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>Hill;</u></p> <p>c. <u>Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required. The following elements shall be undertaken to inform the Transport Assessment:</u></p> <p>i. <u>Updated speed surveys fronting the access onto Pangbourne Hill, with any required adjustments to sight lines provided;</u></p> <p>ii. <u>A Junction 10 PICADY traffic model submitted for the access onto Pangbourne Hill and for the Pangbourne Hill/A340 junction.</u></p> <p>d. <u>Internal walking and cycle routes for the site will be provided and will be linked to existing routes;</u></p> <p>e. <u>Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;</u></p> <p>f. <u>The scheme will be informed by a full detailed Landscape Visual Impact Assessment (LVIA) which takes account of the Landscape Sensitivity and Capacity Assessment (2020) (LSCA). The proposals will include the following measures:</u></p> <p>i. <u>To ensure it is not visually prominent, development will be limited to the lower slopes on the eastern side of the site only, adjacent to Riverview Road; and</u></p> <p>ii. <u>No development shall be located on the elevated upper slopes in order to conserve and enhance the National Landscapes (AONB) of both the North Wessex Downs and the Chilterns. This part of the site will be retained as a landscape buffer which will remain outside the settlement boundary;</u></p> <p>g. <u>An arboricultural survey will be required to inform the delivery of the site, to take into account the protected trees adjacent to the site on the eastern side;</u></p> <p>h. <u>Development proposals for the site will be supported by a Flood Risk</u></p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>Assessment, in accordance with policy SP6. The FRA will need to take into account all potential sources of flood risk, including surface water flooding, and will advise on any appropriate mitigation measures;</u></p> <p>i. <u>Development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;</u></p> <p>j. <u>Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;</u></p> <p>k. <u>The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.'</u></p> <p><i>Include indicative site map as set out in Annex G below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC15)</i></p>	
MM58	117	Policy RSA16	<p><i>Delete the criterion as follows:</i></p> <p>'b. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Amend the criterion as follows:</i></p> <p>'f) <u>Appropriate landscaping</u> A substantial tree belt will be provided along the northern boundary, <u>responding positively linking</u> to the existing tree belt to</p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			the north of the site, on the eastern boundary and with new planting on land at Stretton Close.'	delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required. For clarity and effectiveness. See WS6/1 Council response to Q6.33.
MM59	119	Policy RSA17	<p><i>Amend text in the policy as follows:</i></p> <p>'b) Access will need to be obtained <u>provided</u> from East Lane. <u>The existing frontage hedgerow should be retained and enhanced as much as possible as part of the design and so proposals should allow for a maximum of three access points from East Lane.</u> To achieve the sight lines of 2.4 x 43 metres, <u>these will accesses may need to serve more than one dwelling.</u></p> <p>c) <u>A footway fronting the site which links to the existing footway to the west of the site; Opportunities should be taken to enable linkages to connect to existing footways along East Lane;. ...</u></p> <p>g) The development design and layout will be further informed by a Heritage Impact Assessment. <u>The development will protect and enhance the special architectural and historic interest of the Chieveley Conservation Area, with particular attention paid to the western end of the site adjoining the boundary of the Grade II listed the Old House.'</u></p> <p><i>Insert additional criteria as follows:</i></p> <p>'Development will be informed by an archaeological desk-based</p>	<p>To ensure consistency across all the RSA policies. HIA would enable further consideration of the relationship between the site and nearby heritage assets and inform the approach to the hedgerow. As agreed in the Statement of Common Ground with Historic England and as amended in response to the Inspector's Action Point (AP51) contained within IN26</p> <p>See WS6/1 Council response to Q6.34 –</p>

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			<p><u>assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.'</u></p> <p><u>'Development of the site provides an opportunity to be able to establish a burial ground at the western end of the site adjoining the boundary of the Grade II listed the Old House. Further consideration will be required at the planning application stage in order to determine the detailed layout of this area.'</u></p> <p><u>'Development proposals should explore the opportunity to provide a footpath link to Chieveley recreation ground from the western part of the site adjoining the boundary of the Grade II listed the Old House.'</u></p> <p><i>Delete criterion as follows:</i></p> <p>'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. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with policy SP5.'</u></p>	<p>additional criteria for effectiveness.</p> <p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure consistency across all the RSA policies. See WS6/1</p> <p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the</p>

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			<p><i>Include additional criterion as follows:</i></p> <p><u>'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'</u></p> <p><i>Amend indicative site map to show three access points as set out in Annex H below</i></p>	<p>Environment Agency.</p>
MM60	121	Policy RSA18	<p><i>Delete the criterion as follows:</i></p> <p>'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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'k iii Detailed modelling of the River Pang which runs to the south of the site will be required to inform development proposals, including the latest Climate Change Allowances.'</u></p> <p><i>Amend the criterion as follows:</i></p> <p><u>'n) ...The scheme # will also conserve and enhance explain how the special architectural and historic interest of the Compton Conservation Area and protect its setting has been taken into account....'</u></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
				<p>(EXAM24)</p> <p>To ensure that the scheme is designed to conserve and enhance the special architectural and historic importance of the conservation area and its setting. As agreed in the Statement of Common Ground with Historic England.</p>
MM61	124	Policy RSA19	<p><i>Amend the criterion as follows:</i></p> <p>i. 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. Infiltration from groundwater into the network has been identified as a strategic issue within this catchment; therefore development on the site will connect to the mains sewerage system. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works;</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar</u></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, the reference to such a strategy is proposed to be removed.</p>

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			<u>gain, in accordance with policy SP5.'</u>	To ensure consistency across all the RSA policies. See WS6/1
MM62	126	Policy RSA20	<p><i>Amend the criterion as follows:</i></p> <p>'b) The site will be accessed via Charlotte Close with the provision of pedestrian and cycle linkages through the site to the allocations RSA21 (Land to the south east of the Old Farmhouse) and <u>the public open space in RSA22</u> (land adjacent Station Road). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local Primary School to enable sustainable travel;'</p> <p><i>Amend indicative site map to show linkages as set out in Annex I below</i></p> <p><i>Delete the criterion as follows:</i></p> <p>'e. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	<p>In response to the Inspector's Action Point AP52 (b) which is contained within IN26.</p> <p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p>
MM63	128	Policy RSA21	<p><i>Amend the criterion as follows:</i></p> <p>'e) The site will be accessed via Newbury Road and/or Lipscombe Close</p>	In response to the Inspector's Action Point AP52 (b) which is

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>with the provision of pedestrian and cycle linkages from Lipscombe Close through the site to the allocations at RSA20 (Land off Charlotte Close) and <u>the public open space in RSA22 (land adjacent Station Road)</u>. Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel;’</p> <p><i>Amend indicative site map to show linkages as set out in Annex J below</i></p> <p><i>Delete the criterion as follows:</i></p> <p>‘h. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.’</p> <p><i>Include additional criterion as follows:</i></p> <p><u>‘The design of the development should protect the setting of the nearby Listed Building (Barnaby Thatch)’</u></p>	<p>contained within IN26.</p> <p>In response to the Inspector’s Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure proposals take account of this designated heritage asset and ensure that they avoid or minimise harm to its significance. As agreed in the Statement of Common Ground with Historic England.</p>

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MM64	130	Policy RSA22	<p><i>Amend text in the policy as follows:</i></p> <p>'a) The provision of approximately 34 42 dwellings in a low density scheme that provides a mix of dwellings sizes and types appropriate for the local area;</p> <p>b) Access to the site will be provided by Station Road, <u>with options for other accesses from Lipscomb Close and / or B4009 Newbury Road being explored. If required, any access from Lipscomb Close should be a through route. for Walking and cycle links will be provided to the allocations RSA20 (Charlotte Close) and RSA21 (Old Farmhouse).</u> Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel; ...</p> <p>d) ... ii) Retain the the land to in the north <u>western part</u> of the site as a <u>public open space</u> an open area which could have a character of a village green;</p> <p>d) ... iv) <u>Be 15 metres width</u> set back from Station Road to retain the rural character and the setting of the mature roadside trees;'</p> <p><i>Delete the criterion as follows:</i></p> <p>'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. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works;'</p>	<p>To reflect the agreed position from the statement of common ground published on 4 June 2024 (EXAM34) and in response to the Inspectors Action Point AP52 (a) which is contained within IN26.</p> <p>In response to the Inspector's Action Point AP40 contained within IN26, EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure proposals take account of this designated heritage asset and ensure that they avoid or minimise</p>

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			<p><i>Amend the criterion as follows:</i></p> <p>'k) A Heritage Impact Assessment will be required due to the presence of non-designated heritage assets <u>and the nearby Scheduled Monument (Grimsbury Castle).</u>'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.'</u></p> <p><i>Include additional criterion as follows:</i></p> <p><u>'Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required'</u></p> <p><i>Amend indicative site map as set out in Annex K below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC16)</i></p>	<p>harm to its significance. As agreed in the Statement of Common Ground with Historic England</p> <p>For effectiveness. Part of the site is underlain by aggregate mineral deposits. See WS6/1 Council response to Q6.45.</p>
MM65	132	Policy RSA23	<p><i>Delete criterion as follows:</i></p> <p>f. 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 and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Include additional criterion as follows:</i></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to</p>

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			<p><u>'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'</u></p>	<p>ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24).</p>
MM66	136	Policy RSA25	<p><i>Delete the criterion as follows:</i></p> <p>'k) No caravans will be permitted within Flood Zones 2 and 3 at the northern edge of the site'.</p>	<p>There is no flood zone 2/3 within the site. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)</p>
MM67	138	Paragraph 8.3	<p><i>Amend paragraph 8.3 and insert additional text and table after first sentence as follows:</i></p> <p>'Sites allocated for employment land</p> <p><u>8.3 Policies for the employment site allocations are set out below. The following sites are allocated to facilitate the growth and forecasted change in industrial land over the plan period to 2041 2039:</u></p>	<p>To reflect the deletion of policy SP21. See Council response to PQ14.</p>

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			<table border="1" data-bbox="651 344 1682 818"> <thead> <tr> <th data-bbox="651 344 779 437"><u>Policy Ref:</u></th> <th data-bbox="779 344 1323 437"><u>Site Name:</u></th> <th data-bbox="1323 344 1529 437"><u>Approximate floorspace (sqm)</u></th> <th data-bbox="1529 344 1682 437"><u>Use</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="651 437 779 512"><u>ESA1</u></td> <td data-bbox="779 437 1323 512"><u>Land east of Colthrop Industrial Estate, Thatcham</u></td> <td data-bbox="1323 437 1529 512"><u>20,400</u></td> <td data-bbox="1529 437 1682 512"><u>B2/B8</u></td> </tr> <tr> <td data-bbox="651 512 779 587"><u>ESA2</u></td> <td data-bbox="779 512 1323 587"><u>Land west of Ramsbury Road, Membury Industrial Estate</u></td> <td data-bbox="1323 512 1529 587"><u>10,381-10,390</u></td> <td data-bbox="1529 512 1682 587"><u>B2/B8</u></td> </tr> <tr> <td data-bbox="651 587 779 662"><u>ESA3</u></td> <td data-bbox="779 587 1323 662"><u>Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands</u></td> <td data-bbox="1323 587 1529 662"><u>5,200</u></td> <td data-bbox="1529 587 1682 662"><u>Egiii/B2</u></td> </tr> <tr> <td data-bbox="651 662 779 705"><u>ESA4</u></td> <td data-bbox="779 662 1323 705"><u>Beenham Landfill, Pips Way, Beenham</u></td> <td data-bbox="1323 662 1529 705"><u>14,000</u></td> <td data-bbox="1529 662 1682 705"><u>B2/B8</u></td> </tr> <tr> <td data-bbox="651 705 779 748"><u>ESA5</u></td> <td data-bbox="779 705 1323 748"><u>Northway Porsche, Grange Lane, Beenham</u></td> <td data-bbox="1323 705 1529 748"><u>6,400</u></td> <td data-bbox="1529 705 1682 748"><u>Egiii/B2</u></td> </tr> <tr> <td data-bbox="651 748 779 818"><u>ESA6</u></td> <td data-bbox="779 748 1323 818"><u>Land adjacent to Padworth IWMF, Padworth Lane</u></td> <td data-bbox="1323 748 1529 818"><u>12,400</u></td> <td data-bbox="1529 748 1682 818"><u>B2/B8</u></td> </tr> </tbody> </table> <p data-bbox="651 858 1727 1075"><u>The Council will seek to ensure that sufficient sites are provided in the right locations to foster sustainable economic growth. The allocated sites are focused around or near to areas of existing employment activity, and mainly adjacent to defined Designated Employment Areas. Those sites allocated on land adjacent to a DEA, will, through this LPR, now form part of that DEA.</u></p> <p data-bbox="651 1118 1727 1407"><u>Thatcham</u> <u>Thatcham's main industrial area is Colthrop Estate, comprising a mix of larger distribution units and smaller workshops, and is described in the ELR as 'the District's premier logistics and distribution park'. There are some vacancies in the office stock, and a very high occupancy in the industrial and warehousing stock. The allocated site to the east of the Colthrop Estate (ESA1) is a logical extension and would aid in meeting the identified need in the Urban Area of Thatcham.</u></p>				<u>Policy Ref:</u>	<u>Site Name:</u>	<u>Approximate floorspace (sqm)</u>	<u>Use</u>	<u>ESA1</u>	<u>Land east of Colthrop Industrial Estate, Thatcham</u>	<u>20,400</u>	<u>B2/B8</u>	<u>ESA2</u>	<u>Land west of Ramsbury Road, Membury Industrial Estate</u>	<u>10,381-10,390</u>	<u>B2/B8</u>	<u>ESA3</u>	<u>Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands</u>	<u>5,200</u>	<u>Egiii/B2</u>	<u>ESA4</u>	<u>Beenham Landfill, Pips Way, Beenham</u>	<u>14,000</u>	<u>B2/B8</u>	<u>ESA5</u>	<u>Northway Porsche, Grange Lane, Beenham</u>	<u>6,400</u>	<u>Egiii/B2</u>	<u>ESA6</u>	<u>Land adjacent to Padworth IWMF, Padworth Lane</u>	<u>12,400</u>	<u>B2/B8</u>	
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			<p><u>Membury Industrial Estate</u> Membury Industrial Estate has seen a number of redevelopments and expansions in recent years and through the LPR the boundary of the DEA has been extended to reflect these changes and to support the creation of local job opportunities in the more western rural areas of the District. The allocated sites at Membury (ESA2 and ESA3) will also aid in addressing a local and rural demand.</p> <p><u>Beenham</u> Beenham Grange Industrial Area is largely occupied by industrial operators, with a mix of locally based companies and larger companies servicing the area. At the time of the ELR there were no available industrial units, reflecting the nature of the industrial market in this location. The sites allocated in this area (ESA4, ESA5 and ESA6) would aid in meeting the identified need towards the east of the District. The site at Northway Porsche would encourage light industrial units, compatible with surrounding uses. The site at Padworth sidings, whilst it is not directly adjacent to a DEA, it would make use of brownfield land and is adjacent to the Padworth Household Waste Recycling Centre.</p> <p>For each site policy (ESA1-ESA6), the site allocation is identified on the indicative site map. The area shown on the map is the gross site area. The policies provide approximate floorspace for development, based on standard plot ratios as set out within the HELAA, unless the site promoter has suggested a development potential that is lower than that calculated. The actual floorspace achieved may vary slightly depending on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and other specific site characteristics.'</p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
MM68	138	Policy ESA1	<p><i>Amend criterion a of the policy to insert footnote as follows:</i></p> <p>'a. The provision of approximately 20,400 square metres of employment floorspace for B2 and/or B8 uses <u>[insert footnote]</u> across the site;</p> <p><i>Footnote:</i> <u>As at June 2024 the site had extant planning permission 21/02130/OUTMAJ for 19,536sqm of B2/B8 space with ancillary office space, and a second extant permission 23/02965/FULMAJ for a Logistics Hub comprising approximately 7,800sqm of office space and associated uses for Thames Valley Police.'</u></p>	In response to the Inspector's Action Point (AP67) contained within IN27 – amend to make clear the current position regarding two extant planning permissions for the site.
MM69	140-141	Policy ESA2	<p><i>Amend criterion a of the policy as follows:</i></p> <p>'a. The provision of approximately 40,384 <u>10,390</u> square meters of employment floorspace for B2 and/or B8 uses;'</p> <p><i>Amend policy to include additional criterion as follows:</i></p> <p><u>'Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment of the site.'</u></p> <p><i>Amend indicative map as set out in Annex L below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC17)</i></p>	<p>To update the floorspace requirements to reflect the extant permission.</p> <p>To ensure consistency across all the ESA policies. As agreed in the Statement of Common Ground with Historic England.</p> <p>In response to the Inspector's Action Point (AP68) contained within IN27.</p>
MM70	142	Policy ESA3	<p><i>Amend policy to include additional criterion as follows:</i></p> <p><u>'Development will be informed by an archaeological desk-based</u></p>	To ensure consistency across all the ESA policies. As agreed in the

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<u>assessment as a minimum and field evaluation if required to assess the historic environment of the site.'</u>	<u>Statement of Common Ground with Historic England.</u>
MM71	144	Policy ESA4	<i>Amend criterion i of the policy as follows:</i> 'i The site lies within a Mineral and Waste Safeguarding Area and so consideration of Policy 9 and Policy 10 of the West Berkshire Minerals and Waste Local Plan will be required; and'	In response to the Inspector's Action Point (AP69) contained within <u>IN27 - factual amendment</u>
MM72	146	Policy ESA5	<i>Amend policy to include additional criterion as follows:</i> ' <u>Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation.'</u>	For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (<u>EXAM24</u>)
Chapter 9 Development Management Policies: Our Place Based Approach				
MM73	150	Policy DM1	<i>Amend the policy as follows:</i> 'Exceptionally, new residential development outside of adopted settlement boundaries will be permitted. These exceptions are solely limited to development which is appropriately designed and located and which satisfies one or more of the following criteria: a. Sites allocated as part of the development plan; b. Sites for Gypsies and Travellers and Travelling Showpeople (<u>RSA24, RSA25 and DM20</u>);	In response to the Inspector's Action Point (AP54) contained within <u>IN27</u>

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			<p>c. Rural exception housing and/or First Homes exception sites (<u>DM16 and DM17</u>);</p> <p>d. The conversion of redundant or disused buildings (<u>DM24</u>);</p> <p>e. Housing to accommodate rural workers (<u>DM23</u>);</p> <p>f. The extension to or replacement of existing residential dwellings (<u>DM25 and DM28</u>);</p> <p>g. The subdivision of existing residential dwellings (<u>DM27</u>);</p> <p><u>h. Student or staff accommodation necessary to meet the reasonable needs and operational requirements of existing educational and institutional sites in the countryside (Policy DM38) or</u></p> <p><u>i. h. Limited residential infill in settlements in the countryside with no defined settlement boundary where:</u></p> <ul style="list-style-type: none"> i. It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and ii. The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and iii. It does not extend the existing frontage at either end; and iv. The proposed plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality. <p>Planning permission will not be granted where a proposal harms or undermines the existing relationship of a settlement within the open countryside, where it does not contribute to the character and distinctiveness of the rural area, including the special qualities and natural beauty of the landscape of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.</p>	

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Chapter 10 Development Management Policies: Our Environment and Surroundings				
MM74	153	Policy DM3	<p><i>Amend the policy as follows:</i></p> <p>'Development proposals will be required to promote, support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. Where any potential adverse impacts are identified, they will need to be addressed and mitigated in an appropriate manner.</p> <p><u>Proposals for development should support healthy lifestyles, including through the use of active design principles. Where appropriate, the provision of new or improved health facilities will be required as part of new development, proportionate to the additional demand that they would generate.</u></p> <p>Proposals for major development, or other development likely to have a potentially significant health impact <u>on the health and wellbeing of the local population or particular groups within it</u> in relation to either <u>the nature of the its use proposed</u> and/or <u>its location in relation to other uses</u>, should be accompanied by a fit for purpose Health Impact Assessment (HIA) in accordance with the current guidance (39) from Public Health England. The level of information required should be proportionate to the scale and nature of the development proposed. <u>The purpose of the HIA is to assess any health impacts, positive or negative, that may arise from the proposed development and it should show how any potential health risks can be avoided or minimised, with particular emphasis on disadvantaged sections of communities that may be affected.</u> Development proposals should demonstrate how the conclusions of the HIA have been taken into account</p>	In response to the Inspector's Action Point (AP36) contained within IN26

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			<p>in the design of the scheme.</p> <p>Development that would have an unacceptable impact on the health or wellbeing of existing or new communities will not be permitted.'</p>	
MM75	155	Policy DM4	<p><i>Amend text in part 1(A) of the policy as follows:</i></p> <p>'A. New development of one or more new dwellings (C3 or C4 use class) will meet the following minimum standards of construction:</p> <ul style="list-style-type: none"> • Equal to or less than 15kWh/m2/year space heat demand <u>the following targets, evidenced by using the Building Regulations Part L SAP Fabric Energy Efficiency (FEE) metric:</u> <ul style="list-style-type: none"> o <u>End terrace: 32.9 kWh/m2/year FEE</u> o <u>Mid terrace: 25.1 kWh/m2/year FEE</u> o <u>Room in roof (semi detached): 32.5 kWh/m2/year FEE</u> o <u>Detached: 43.6 kWh/m2/year FEE</u> o <u>Bungalow: 51.0 kWh/m2/year FEE</u> o <u>Low-rise apartment: 21.0 kWh/m2/year FEE</u> o <u>Mid to high-rise apartment: 13.5 kWh/m2/year FEE</u> o <u>Where the proposed home type does not precisely reflect any of the above, the applicable target from the list above will be that of the most similar home type to that proposed, with a note to justify why this is thought to be the most similar. In apartment buildings, it will be acceptable to meet this target via a weighted average of all residential floor space in the building (recognising that there may be variation between floors in the building).</u> 	To reflect updated evidence and in response to the Inspector's Action Point (AP37) contained within IN26 and to provide clarity in parts 2 and 3 of the policy.

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			<ul style="list-style-type: none"> • <u>For outline applications and where the home type is not known, it will be required to commit to delivering the relevant target(s) through reserved matters. This will be secured by a condition.'</u> <p><i>Amend text in part 1 (B) of the policy as follows:</i></p> <p>'B. New Residential refurbishment developments of 10+ units will meet BREEAM Domestic Refurbishment <u>2014 (or future equivalent)</u> Excellent as a minimum.'</p> <p><i>Amend text in part 2 of the policy as follows:</i></p> <p>'2. New Non-Residential Development, <u>including</u> hotels, residential institutions, secure residential institutions - minimum construction standard</p> <p>New development of 100sqm or more of new non-residential floorspace, <u>including</u> hotels (C1 use class), residential institutions (C2 use class) or secure residential institutions (C2A use class) will meet the following minimum standards of construction:.....</p> <p><i>Amend text in part 3 (A) of the policy as follows:</i></p> <p>3. Renewable Energy</p> <p>A. Subsequent to the achievement of the minimum construction standards under parts 1 and 2, new development of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace,</p>	

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			<u>including</u> hotels (C1 use class), residential institutions (C2 use class) or Secure Residential Institutions (C2A use class).... ‘	
MM76	157 - 158	Supporting text to policy DM4	<p><i>Insert new paragraph after 10.22 as follows:</i></p> <p><u>‘For residential refurbishment developments of 10+ units that require planning permission, BREEAM Domestic Refurbishment to a rating of Excellent is required as a minimum. This includes change of use to residential development and refurbishment of existing residential properties.’</u></p> <p><i>Amend paragraph 10.23 as follows:</i></p> <p><u>‘10.23 Applications for commercial development and residential refurbishment developments of 10+ units should include a BREEAM pre-assessment, undertaken by a licensed BREEAM assessor and where deemed appropriate supported by a BREEAM accredited professional at the start of the design process to demonstrate how the target rating will be met and ensure early action credits are not missed.’</u></p> <p><i>Insert additional text to the end of paragraph 10.28 as follows:</i></p> <p><u>‘In order to provide further guidance the Council intends to prepare an update to its existing Planning Obligations SPD which it anticipates adopting in 2025.’</u></p>	In response to the Inspector’s Action Point (AP37) contained within IN26
MM77	163	Supporting text to policy DM6	<p><i>Insert new paragraph after 10.55 as follows:</i></p> <p><u>‘On 24 May 2024, the Secretary of State published a Notice of Designation</u></p>	In response to the Inspector’s Action Point (AP39) contained within

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			<p><u>of Sensitive Catchment Areas. Under this Notice, the River Lambourn SAC has been designated as a phosphorus sensitive catchment area, whilst the catchment of the Solent Maritime SAC as a nitrogen sensitive catchment area under the Water Industry Act 1991.'</u></p> <p><i>Insert new paragraphs after 10.58 as follows:</i></p> <p><u>'To stop pollution at source, the Levelling-up and Regeneration Act 2023 created a new duty on water companies to upgrade wastewater treatment works by 1 April 2030, in catchments of Habitats Sites identified by the Secretary of State as being in an unfavourable condition due to nutrient pollution.</u></p> <p><u>Within the Sensitive Catchment Areas, designated catchments, water companies must guarantee that waste water treatment works serving a population equivalent to more than 2,000 meet specifies nutrient removal standards by 1 April 2030. Local Planning Authorities, when considering applications, will need to consider that the nutrient pollution standard will be met by the upgrade date for the purposes of Habitats Regulations Assessments.'</u></p>	<p>IN26</p>
MM78	165	Policy DM7	<p><i>Amend first sentence of first paragraph of the policy as follows:</i></p> <p>'Development will be required to minimise water use and aim to be water-neutral as far as practicable by incorporating appropriate water efficiency and water recycling measures.....'</p> <p><i>Amend third sentence of second paragraph of the policy as follows:</i></p> <p>'...All new residential developments (including replacement dwellings) will</p>	<p>In response to the Inspector's Action Point (AP40a) contained within IN26</p> <p>To ensure consistency with national policy. As agreed in the Statement of Common Ground with</p>

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			<p>meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, <u>using the 'Fittings Approach' as set out in in table 2.2 of the Building Regulations part G2.</u></p> <p><i>Delete criterion a of the policy as follows:</i></p> <p>'a. There is adequate water supply and waste water treatment infrastructure capacity resources are available, or can be provided, to support the development proposed at the time of occupation, and will be safeguarded from the potential impacts of development;'</p> <p><i>Delete criterion c of the policy as follows:</i></p> <p>'c. Foul water treatment and disposal of adequate design and capacity already exists or can be provided in time to serve the development ensuring that the environment and amenity of local residents are not adversely affected;'</p> <p><i>Amend penultimate paragraph of the policy as follows:</i></p> <p>'Development which would overload available facilities and create or exacerbate problems of flooding or pollution will not be permitted. Where upgrades to water supply and wastewater are required and where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development. consideration should be given to phasing the development so that the necessary infrastructure is in place. The identified need for the development or expansion of other water supply or wastewater facilities, required for existing or proposed development, is an</p>	<p>Thames Water.</p> <p>In response to the Inspector's Action Point (AP40b and c) contained within IN26.</p>

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			<u>important material consideration in the consideration of planning applications for such proposals.</u>	
MM79	167	Supporting text to policy DM7	<p><i>Delete paragraph 10.70 as follows:</i></p> <p>'10.70 Developers will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals. This could be through a Utilities Assessment which includes demonstrating that there is adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development. Necessary improvements to sewerage water treatment infrastructure will be programmed by the water companies and need to be completed prior to occupation of the development. This is to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses. In some circumstances this may make it necessary for developers to arrange for appropriate studies to ascertain whether the proposed development will lead to the overloading of existing local infrastructure. Where there is a capacity problem in the local network developers will be expected to requisition or otherwise fund local infrastructure improvements.'</p>	<p>In response to the Inspector's Action Point (AP40b) contained within IN26. Thames Water is the statutory undertaker responsible for water supply, sewerage, and sewerage disposal. Therefore, the duty for ensuring there is adequate water supply and waste water treatment infrastructure capacity lies with Thames water. As set out within the Water Cycle Study Phase 1 - Scoping (WAT1a), where a water company is concerned that a new development may impact upon their service to customers or the environment, they may request the local planning authority impose a Grampian planning</p>

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				condition, whereby the planning permission cannot be implemented until a third-party secures the necessary upgrading or contributions.
MM80	170	Policy DM9	<p><i>Amend criterion g as follows:</i></p> <p>‘g. To ensure it does not generate levels of traffic, parking or other environmental problems which would result in substantial harm to the character, appearance or significance of the area, and ...’</p> <p><i>Amend criterion ii and add new criterion iii as follows:</i></p> <p>‘ii. The replacement would make an equal or greater contribution to the character and appearance of the Conservation Area; <u>or</u> <u>iii. The development would generate planning benefits that outweigh the harm arising from its loss in accordance with national policy.</u>’</p>	To ensure consistency with national policy as set out in EXAM35 .
MM81	171	Supporting text to policy DM9	<p><i>Amend paragraphs 10.81 (paragraph moved to supporting text in policy SP9) and 10.82 as follows:</i></p> <p>‘10.81 The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the District's 53 Conservation Areas. As part of this duty and as part of its strategy to maximise opportunities for the conservation and enjoyment of the historic environment the Council is undertaking a phased programme of Conservation Area Appraisals (CAAs), in partnership with the West Berkshire Heritage Forum. As well as helping to define what is special about a particular Conservation Area, the project will provide local</p>	To ensure consistency with national policy as set out in EXAM35 .

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			<p>communities with an understanding of how and why Conservation Area status is appraised, designated, and applied in future development and conservation management decisions. This will help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage. The project has involved the setting up of a Conservation Area Working Group, which has developed a 'Toolkit', which contains a variety of guidance, list of resources, and an appraisal report template, to assist parish councils and volunteers in undertaking a Conservation Area Appraisal and Management Plan.</p> <p>10.82 The NPPF clarifies that not all elements of a Conservation Area will necessarily contribute to its significance. Therefore, where a building (or other element) does not make a positive contribution to the heritage significance of the area, the loss of that building or feature should be treated as less than substantial harm or no harm. In these cases the level of harm should be weighed against the wider benefits of the proposal including the potential to enhance or reveal further the heritage significance of the area.'</p>	
MM82	172	Policy DM10	<p><i>Amend second paragraph of the policy as follows:</i></p> <p>Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and/or the <u>contributions made by its setting and any curtilage listed features.</u></p> <p><i>Amend third paragraph of the policy as follows:</i></p> <p><u>Unless justified otherwise, D</u>development will not be permitted if it would:</p>	To ensure consistency with national policy as set out in EXAM35 .

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			<p><i>Amend fourth paragraph of the policy as follows:</i></p> <p>In particular, development <u>should avoid</u> will not be permitted if it would directly, indirectly or cumulatively lead to any of the following:</p> <p>xi. The removal of historic boundary treatments,; unless justified to the satisfaction of the Council, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:</p> <ul style="list-style-type: none"> • Less than substantial in terms of impact/harm on the character and significance of the Listed Building and its setting; and • Is off-set by the public benefit from making the changes, including enabling optimal viable use, and net enhancement to the Listed Building and its setting. Clear justification for this harm should be set out in full in the Statement of Heritage Significance accompanying the proposals. 	
MM83	174	Policy DM11	<p><i>Amend criterion c of policy as follows:</i></p> <p>c. Have particular regard to all of the following characteristics, depending on the type of asset affected:</p>	To ensure consistency with national policy as set out in EXAM35 .
MM84	182	Policy DM15	<p><i>Amend third paragraph of the policy as follows:</i></p> <p>'The loss or deterioration of protected trees, groups of trees, woodland or important hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Development affecting trees protected by a Tree Preservation Order (TPO) must be justified and the impact of the proposal</p>	To comply with national policy and in response to the Inspector's Action Point (AP41) contained within IN26

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			<u>will be assessed on the amenity of the area. Where these and other protected trees are subject to felling, a replacement of an appropriate number, and size in an appropriate location will be required.</u>	
MM85	183	Supporting text to policy DM15	<p><i>Amend paragraph 10.132 of supporting text as follows:</i></p> <p>‘10.132 Protected trees includes trees protected by a Tree Preservation Order <u>(whether that be an individual tree, a group of individual trees or a woodland)</u> or those located within a Conservation Area. They also include those hedgerows meeting the criteria of “important hedgerow” in the Hedgerow Regulations <u>1997 (as amended).</u>’</p>	To comply with national policy and in response to the Inspector’s Action Point (AP41) contained within IN26
Chapter 11 Development Management Policies: Delivering Housing				
MM86	189	Policy DM19	<p><i>Amend first paragraph of the policy as follows:</i></p> <p>‘...b) The location is appropriate in terms of design, layout and accessibility of facilities, services and public transport, <u>subject to other policies in the Plan being satisfied.</u>’</p> <p><i>Insert additional paragraph at end of the policy as follows:</i></p> <p>‘<u>Affordable housing contribution will be required in accordance with the requirements of Policy SP19: Affordable Housing depending upon whether the accommodation falls within Use Class C2 (Residential Institutions) or C3 (dwelling house) of the Use Classes Order.</u>’</p>	To ensure consistency with national guidance and to provide further clarification by cross referencing to Policy SP19. In response to the Inspector’s Action Point (AP55) contained within IN27
MM87	189	Supporting text to policy DM19	<p><i>Amend paragraph 11.17 as follows:</i></p> <p>‘11.17 For the purposes of this policy, specialist housing will meet an</p>	To ensure consistency with national guidance and to provide further clarification

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			<p>identified local need where it is regulated for both care and accommodation purposes. Development which provides unregulated on-site care and support, such as sheltered housing, will be considered in the same way as conventional housing. In terms of the latter, these typically comprise owner-occupied retirement living products. Pre-application advice should be sought if clarification is needed to whether a development is likely to constitute a specialist care housing provision. <u>Housing for older people covers a wide range of needs, from sheltered housing (where residents live mainly independent lives whilst sharing some communal facilities) through to extra care housing and care homes, where a level of personal health care is typically provided. Proposals for specialist housing will be considered on their own merits having regard to whether the proposal falls within Class C2 or Class C3 of the of the Use Classes Order. This will depend upon factors such as the level of personal care offered; the type of accommodation and level of communal space and facilities. Pre-application advice should be sought if clarification is needed as to whether a development is likely to constitute a specialist care housing provision.</u></p>	<p>by cross referencing to Policy SP19. In response to the Inspector's Action Point (AP55) contained within IN27</p>
MM88	192-193	Supporting text to policy DM20	<p><i>Amend the supporting text as follows:</i></p> <p>'11.27 Need Gypsy and Traveller sites</p> <p>11.278 <u>Table 7 The following table sets out the need for Gypsy and Traveller pitches up to 31 March 2038, correlating to the study period for the GTAA and for Travelling Showperson plots. For clarity, the cultural and the Planning Policy for Traveller Sites (PPTS) need figures are two different representations of need. The PPTS need based on the PPTS definition of 'Gypsies and Travellers', and cultural need, which is defined as those Gypsy and Travellers and Travelling Showpeople who do not travel and identify themselves as part of the Traveller and Travelling Showpeople</u></p>	<p>In response to the Inspector's Action Points (AP56, AP57 and AP59) contained within IN27</p>

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			<p>community.</p> <p>Table 7 Gypsy and Traveller Accommodation Assessment Identified Need 2021/22 to 2037/38 cultural need/PPTS need</p> <table border="1" data-bbox="651 454 1659 874"> <thead> <tr> <th></th> <th>Cultural Need</th> <th>Of which PPTS need</th> </tr> </thead> <tbody> <tr> <td>5 year Authorised Pitch Shortfall (2021/22 to 2025/26)</td> <td>13</td> <td>0</td> </tr> <tr> <td>Longer term need</td> <td></td> <td></td> </tr> <tr> <td>2026/27 to 2030/31</td> <td>5</td> <td>3</td> </tr> <tr> <td>2031/32 to 2035/36</td> <td>9</td> <td>6</td> </tr> <tr> <td>2036/37 to 2037/38</td> <td>3</td> <td>2</td> </tr> <tr> <td>Longer term need total to 2037/38</td> <td>17</td> <td>11</td> </tr> <tr> <td>Net Shortfall 2021/22 to 2037/38</td> <td>30</td> <td>20</td> </tr> </tbody> </table> <p>Table 8 Travelling Showperson plot requirements 2021/22 to 2037/38</p> <table border="1" data-bbox="651 948 1639 1139"> <thead> <tr> <th></th> <th>2021/22 to 2025/26</th> <th>2026/27 to 2037/38</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Travelling Showperson plots</td> <td>20</td> <td>4</td> <td>24</td> </tr> </tbody> </table> <p>Table 7 Gypsy & Traveller Accommodation</p> <table border="1" data-bbox="651 1289 1624 1398"> <tbody> <tr> <td><u>Additional permanent pitches required 1 April 2021 to 31 March 2038</u></td> <td><u>30</u></td> </tr> </tbody> </table>		Cultural Need	Of which PPTS need	5 year Authorised Pitch Shortfall (2021/22 to 2025/26)	13	0	Longer term need			2026/27 to 2030/31	5	3	2031/32 to 2035/36	9	6	2036/37 to 2037/38	3	2	Longer term need total to 2037/38	17	11	Net Shortfall 2021/22 to 2037/38	30	20		2021/22 to 2025/26	2026/27 to 2037/38	Total	Travelling Showperson plots	20	4	24	<u>Additional permanent pitches required 1 April 2021 to 31 March 2038</u>	<u>30</u>	
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• <u>Ermin Street, Lambourn Woodlands</u>	<u>1</u>															
<u>Total pitches planned for 2021-2023</u>	<u>10</u>															
<u>Permanent pitches required 1 April 2023 to 31 March 2038</u>	<u>20</u>															
			<p><u>11.28 The GTAA 2021, in updating the 2019 study, identifies that there is a residual overall need for 30 permanent pitches between 1 April 2021 and 31 March 2038, considering existing supply on established sites, and accounting for household formation and net in-migration. Taking into account the 10 pitches already planned this leaves a residual need of 20 pitches which are required between 1 April 2023 and 31 March 2038.</u></p>													
			<p><u>11.29 Table 7 sets out the total need for Gypsy and Traveller accommodation. Of the 30 pitches needed to 2038, 13 are required in the short term up to 31 March 2026. 10 pitches have been planned for in the period 1 April 2021 and 31 March 2023. The site at New Stocks Farm, Paices Hill, Aldermaston has been allocated in RSA24 to replace 8 transit pitches with 8 permanent pitches. This takes forward the existing allocation in the Housing Site Allocations Development Plan Document and the recommendations of the GTAA to create permanent pitches. Planning permission (reference 22/00120/FUL) was granted in September 2022 for this use and is yet to be implemented. Since the GTAA was updated Four Houses Corner, a Council operated site in Padworth, had planning permission approved for 17 permanent pitches (reference 23/01552/REG3</u></p>													

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>approved in April 2024). This represents an increase of 1 pitch above the 16 pitches counted in the GTAA. The permission is yet to be implemented. Also since the GTAA was updated 1 pitch has been provided on land at Ermin Street, Lambourn Woodlands (reference 21/02045/FUL approved in August 2022).</u></p> <p><u>11.30 Table 7 outlines that 20 permanent pitches are required between 1 April 2023 and 31 March 2038. To meet this need the Council is preparing a Gypsy and Traveller Accommodation Development Plan Document. Site allocations will be made in the context of a further update to the GTAA which would follow the repopulation of Four Houses Corner, Padworth. In contributing to meeting the need planning applications will be assessed in accordance with the criteria set out in this policy.</u></p> <p><u>11.31 There is no requirement to identify a site for transit pitches. However, the GTAA 2021 recommends that tolerated stopping places or negotiated stopping places should be provided. The Council will explore this further through the Gypsy and Traveller Accommodation DPD and/or through developing a Council policy to govern this.</u></p> <p>11.29 The GTAA identifies a need for four transit pitches, which would accommodate eight caravans.</p> <p>11.30-11.32The GTAA does not identify a need for houseboat dwellers and thus the LPR does not provide for any permanent houseboats.</p> <p>Supply</p> <p>11.31 There is an existing private site at New Stocks Farm, Paices Hill, Aldermaston. There are 24 permanent pitches, with 15 transit sites. Policy</p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>RSA32 seeks to allocate 8 permanent pitches at Paices Hill, which uses the land used as transit sites. This results in the reduction of 8 transit pitches.</p> <p>11.32 There is an existing Council operated site at Four Houses Corner, Reading Road, Ufton Nervet, which is due to be refurbished. When it reopens there will be 17 pitches. The updated GTAA is clear that when the site reopens a survey of households is required to determine the long term needs from children and young people living on the site.</p> <p>11.33 There are other authorised small private traveller sites in the District.</p> <p><u>Travelling Showperson sites</u></p> <p>11.34 <u>11.32</u> There is currently one Showperson's Yard in the District which is located at Long Copse Farm, Enborne. 24 plots are allocated for use by Travelling Showpeople, as defined in the Planning Policy for Traveller Sites, under policy RSA25. The eastern part of the site has an authorised use for Circus headquarters and agricultural holding as a dual use. The allocation would enable a residential and operational base for staff and families associated with the Circus.</p> <p>The 2019 GTAA concludes that there is no additional need for Travelling Showpersons yards and any need that does arise can be addressed on the Long Copse yard.</p> <p>11.35 To address the longer term need for Gypsy and Traveller pitches and for transit sites/short term stopping places a Development Plan Document will be prepared. The Local Development Scheme outlines the timetable, with evidence being prepared between February 2023 and December 2025, leading up to adoption by September 2027.'</p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
MM89	202	Policy DM27	<i>Amend criterion c of the policy as follows:</i> 'c. It would not require lead to significant extensions, including alterations and outbuildings, which would have a detrimental impact on the character and appearance of the original building or surrounding area;'	In response to the Inspector's Action Point (AP61) contained within IN27
MM90	207	Policy DM30 and supporting text	<i>Delete policy DM30 and its supporting text from the LPR</i>	In response to the Inspector's Action Point (AP42) contained within IN26 . A more detailed evidence base study is required. This will be undertaken as part of the next review of the Local Plan.
MM91	208	Policy DM31	<i>Amend criterion i of the policy as follows:</i> 'i. Functional private amenity space of a quality and size to meet the needs of the occupants;'	In response to the Inspector's Action Point (AP43) contained within IN26 .
MM92	208	Supporting text to policy DM31	<i>Amend paragraphs 11.112 and 11.113 of the supporting text as follows:</i> '11.112 <u>For flats, there may be a variety of approaches to providing outdoor amenity space for flats which will vary according to the location and character of the proposed development.</u> As a guide, for 1 or 2 bedroom flats at least 25 square metres of communal open space should be provided per unit. For three or more bedroom flats at least 40 square metres of communal open space should be provided per unit. <u>Additionally, balconies could compensate for limited garden space if they provide high quality space, and the space offered would be taken into consideration when</u>	In response to the Inspector's Action Point (AP43) contained within IN26 .

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>looking at the overall amenity space proposed for a flatted development.</u></p> <p>11.113 Balconies may not be counted towards the provision of amenity space for houses or flats, unless in exceptional circumstances, where they provide high quality space.</p>	
Chapter 12 Development Management Policies: Fostering Economic Growth & Supporting Local Communities				
MM93	210	Supporting text to policy DM32	<p><i>Amend paragraph 12.2 as follows:</i></p> <p><i>'12.2 For the purposes of this Plan business uses/development are offices (<u>Egi and Egii</u>), industrial, storage and warehousing and distribution (<u>Egiii/B2/B8</u>), and the term employment land refers to the land on which these uses are located.'</i></p>	In response to the Inspector's Action Point (AP70) contained within IN27 .
MM94	-	New DM policy and supporting text	<p><i>Insert new Development Management policy and supporting text into LPR after policy DM33 as follows:</i></p> <p><u>Policy DMXX: RAF Welford and Denison Barracks</u></p> <p><u>Development within the site boundary of RAF Welford and/or Denison Barracks will be supported where it directly sustains the functioning of these defence establishments.</u></p> <p><u>Development in the areas around RAF Welford and/or Denison Barracks will not be supported where it would adversely affect the defence related operation or capability of these sites and/or the safety and wellbeing of those within the relevant statutory safeguarding zones.</u></p> <p><u>Supporting text</u></p>	In response to the Inspector's Action Point (AP13) contained within IN14

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			<p><u>RAF Welford and Denison Barracks provide important outputs that support national defence activities. The NPPF outlines that planning policies and decisions should recognise and support development required for operational defence and security purposes.</u></p> <p><u>National policy also seeks to ensure that operational sites are not affected adversely by the impact of other development proposed in the area and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.</u></p> <p><u>RAF Welford is safeguarded due to its capacity as a military explosive storage area and as such it has statutory safeguarding zones to ensure that development and land uses will be compatible with MOD capability. The inner and outer safeguarding zones¹⁴ are defined on the Policies Map and within the safeguarded area of RAF Welford the MOD is a statutory consultee under the provisions of the Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2022 (DfT/ODPM Circular 01/2003).</u></p> <p><u>The MOD will object to development proposals which support people living, working, or congregating within the inner safeguarding zone of RAF Welford. In principle, the MOD does not object to land in the outer safeguarding zone being developed for residential, commercial and/or industrial land use purposes. However, within this zone, where applicable, requirements relating to the siting, design and construction of buildings, or</u></p>	

¹⁴ The extent of the safeguarding zones shown on the Policies Map could change before the Plan is updated or superseded. Policy DMXX will be applied to the latest version of the RAF Welford safeguarding zones as determined by the MOD.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>changes to land use may apply.</u></p> <p><u>Whilst Denison Barracks in Hermitage does not have safeguarding zones around the site, consideration should be given to the impact of development proposals on the operation and capability of the site as a defence establishment and the local planning authority will consult with Denison Barracks and/or MOD as appropriate.</u></p> <p><i>Include a map showing the site boundary and safeguarding zones for RAF Welford and a map showing the site boundary for Denison Barracks as set out in Annex M below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC18 & PMC19)</i></p>	
MM95	216	Policy DM35	<p><i>Amend criteria within the policy as follows:</i></p> <p>'..... a. The proposals demonstrate that the business can make a <u>positive long term</u> contribution to the rural economy;</p> <p>c. The development is <u>proposals are</u> compatible with uses in the surrounding area in terms of noise, smell, dust, pollution, lighting or operations at unreasonable hours;</p> <p>e. The design respects local building styles and materials;</p> <p>e. f. Any <u>proposals new buildings, conversions and curtilage treatments</u> are of a high quality design, are appropriate in terms of siting scale, form, massing, character and appearance having regard to the surrounding rural area and its setting in the wider rural landscape;'</p>	In response to the Inspector's Action Points (AP62 and AP64) contained within IN27 .

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
MM96	217	Supporting text to policy DM35	<p><i>Amend paragraph 12.20 as follows:</i></p> <p>'New economic development, or proposals to expand existing premises in the countryside will be supported provided they are suited to a rural location, meet the requirements of this policy, and where relevant, other national and local policies on employment locations and protected environments e.g. SP2, SP20, etc. In demonstrating that the business can make a <u>positive long term</u> contribution to the rural economy <u>supporting evidence will be provided with a planning application. Such evidence could include it is expected that a business plan, whole estate plans or similar, will be presented with a planning application.</u> For new businesses in particular, this can aid in illustrating the viability of the proposal. It is considered necessary to demonstrate a long term contribution to avoid pressure for non-economic uses in locations which may not be suitable (e.g. residential). <u>To this end a</u> An assessment will be made as to whether planning conditions will be required to limit changes of use which would otherwise be permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) in order to achieve the objectives of the policy, <u>and to avoid pressure for non-economic uses in locations which may not be suitable (e.g. residential).</u>'</p>	In response to the Inspector's Action Point (AP62) contained within IN27 .
MM97	220-221	Policy DM37	<p><i>Amend the first paragraph of the policy as follows:</i></p> <p>'Proposals for <u>all</u> equestrian development that help to strengthen the rural economy and increase opportunities for people to enjoy the countryside in a sustainable way, will be supported.'</p> <p><i>Amend the third paragraph of the policy as follows:</i></p> <p>'In all cases, proposals will be expected to demonstrate the adequate</p>	In response to the Inspector's Action Point AP63 contained within IN27 .

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			<p>provision of land to allow for the proper care of horses, including stabling, grazing and exercise, in accordance with the Equine Industry Welfare Guidelines, and the British Horse Society standards <u>or the British Horseracing Authority as appropriate.</u>'</p> <p><i>Amend the North Wessex Downs AONB Horseracing Industry section as follows:</i></p> <p>'Whilst conserving environmental quality and countryside character, the horseracing industry in the AONB will be maintained <u>protected</u>, and its sensitive growth will be allowed for. Within this context:</p> <ol style="list-style-type: none"> i. Suitable existing establishments or facilities are expected to be retained and. <u>Re-development or conversion of those establishments away from uses essential to the horseracing industry will be subject to the tests of both suitability and necessity outlined in the supporting text to this policy;</u> ii. Permanent fragmentation will be resisted; and iii. Re-development away from uses essential to the horseracing industry will be subject to the tests of suitability and necessity outlined in the supporting text to this policy. Proposals for associated new residential accommodation in the countryside will be permitted <u>in accordance with policy DM23</u> where genuine need is suitably demonstrated through a business case and accommodation cannot be reasonably secured within existing settlements.; iv. <u>Development proposals, particularly within or around Lambourn and Upper Lambourn, which would negatively impact on the long term vitality and/or viability of the horseracing industry as a whole, will be resisted. There must be clear and convincing evidence that the development would generate planning benefits that would outweigh any significant</u> 	

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			<p><u>harm to the horseracing industry as a whole; and</u></p> <p>v. <u>Proposals for related development such as those providers of goods and services to the industry will be supported and considered in accordance with Policy DM35.'</u></p>	
MM98	221-223	Supporting text to policy DM37	<p><i>Amend the supporting text as follows:</i></p> <p>'12.36 Whilst this policy sets out the Council's approach specifically to equestrian development, <u>it also makes clear that proposals for related development such as those providers of goods and services to the horseracing industry will be considered in accordance with Policy DM35.'</u></p> <p>'12.46 The policy aims to allow for <u>the protection and</u> sensitive development and growth of the horseracing industry whilst conserving environmental quality and countryside character....'</p> <p>'12.50 In terms of interpreting the policy, existing establishments or facilities includes land and buildings relating to the horseracing industry, including residential development. <u>The policy makes clear that re-development or conversion of those establishments away from uses essential to the horseracing industry will be subject to the tests of suitability and necessity given the importance of the industry to West Berkshire and the Lambourn Valley in particular. It is considered important to adopt such an approach in order to protect and sensitively grow this specialist industry whilst responding to its unique characteristics.'</u></p> <p>'12.51 Suitability test: In considering the suitability of existing establishments, the key factors to consider will be:</p> <p>a. The location of the site relating to the form and character of the</p>	In response to the Inspector's Action Point AP63 contained within IN27 .

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>settlement;</p> <p>b. The existing range of facilities on the site and their adequacy for the purpose of training and/or breeding horses, or their capability for adaptation to meet such needs; <u>and</u></p> <p>c. The availability of and access to (including the potential for improved access) suitable gallops and training areas;</p> <p>d. The impact on local roads including the safety of horses and riders and traffic using the highway; and</p> <p>e. The availability of sources of labour and the accommodation of personnel on site or in the locality.'</p> <p>'12.55 Whilst racing charities <u>and training yard owners</u> provide some subsidised <u>low cost</u> and/or hostel accommodation in the area, it is recognised there is still a specific need for affordable single person accommodation in Lambourn. <u>The policy makes clear that proposals for associated new residential accommodation in the countryside will be permitted in accordance with policy DM23. In accordance with that policy, the occupation of any residential accommodation will be restricted by a planning condition or legal agreement to rural workers involved in the day-to-day operations of the horseracing industry.'</u></p>	
MM99	224	Policy DM38	<p><i>Amend criteria within the policy as follows:</i></p> <p>'b. There are no existing buildings that are available and suitable, including locationally, that could reasonably be used to accommodate the proposal; There are no existing buildings or accommodation within the site or wider ownership of the establishment, or in proximity that can reasonably be used;</p> <p>d. The design respects local building styles and materials;</p>	In response to the Inspector's Action Point (AP64) contained within IN27 .

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			<p>d.e. Any <u>proposals</u> buildings, structures and curtilage treatments are appropriate in in terms of siting, scale, form, massing, character and appearance, having regard to the local environment and setting within the wider landscape. Development should positively reinforce local distinctiveness;</p> <p>e.f. <u>Any N</u>new or replacement buildings are located within or adjoining existing buildings or <u>within or adjoining an existing</u> groups of buildings, <u>unless otherwise justified for operational reasons;</u></p>	
MM100	224	Supporting text to policy DM38	<p><i>Delete final two sentences of paragraph 12.58 as follows:</i></p> <p>'12.58 Policy DM1 is also applicable in considering applications for staff accommodation in locations in the countryside, in terms of infill. Policy DM26 is applicable for replacement dwellings.'</p> <p><i>Amend paragraph 12.59 as follows:</i></p> <p>'12.59 In the case of new staff or student accommodation <u>this policy applies</u>. <u>P</u>lanning conditions may be applied, or the applicant will be required to enter into a legal agreement, to ensure that such accommodation remains ancillary to the main use of the site and to ensure that such accommodation is not sold off separately to be followed by applications for further housing or residential accommodation.'</p>	In response to the Inspector's Action Points (AP64 and AP54) contained within IN27 .
MM101	230	Policy DM41	<p><i>Amend the policy to delete text as follows:</i></p> <p>Fibre to the Premises:</p>	To reflect amendments made to the Building Regulations.

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			<p>a. All residential developments and all new employment generating development will enable Fibre-to-the-Premises (FTTP) at first occupation; b. All new dwellings, including those provided via building conversions, must be designed and constructed in a way that enables them to meet or exceed the government's building regulations relating to the provision of high speed FTTP infrastructure in the home or any subsequent national equivalent standard should the building regulations and/or national policy be reviewed in the future; c. Where it can be demonstrated that FTTP is not practical, the fastest viable connection should be delivered as well as ducting to allow future delivery of FTTP.</p> <p>Telecommunications Infrastructure:</p> <p>d. All residential development and all new employment generating development should consider the mobile telecommunications requirements of the development proposal. This is to ensure that there is sufficient coverage.</p>	In response to the Inspector's Action Point (AP44) contained within IN26 .
MM102	232	Policy DM42	<p><i>Amend the final two sentences in the first paragraph of the policy as follows:</i></p> <p>'Where required, new developed will be expected Development will, where necessary, be required to make a proportionate contribution to the provision of or improvement of a range of to transport infrastructure. This transport infrastructure will specifically, but not exclusively, include including, where relevant, the following:...'</p>	In response to the Inspector's Action Point (AP45) contained within IN26 .
MM103	234	Policy DM43	<p><i>Amend the policy as follows:</i></p> <p>'Policy DM43 Theale Rail – Road Transfer Site</p>	For effectiveness. As agreed in the Statement of Common Ground with

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			<p>The <u>site at Wigmore Lane in Theale, as defined on the Policies Map, shall be safeguarded as a rail – road transfer facility. site at Theale is reserved solely for those industries which require a rail-road transfer facility and access to the highway network.</u></p> <p>Redevelopment for any uses not expressly for this purpose of the site, in part or in whole, for uses that would compromise the operation of this facility will not be permitted.</p>	Network Rail, Englefield Estate and Beftonforth
MM104	234	Supporting text to policy DM43	<p><i>Amend the text as follows:</i></p> <p>12.100 The rail - road transfer site at Wigmore Lane, Theale, is an important infrastructure facility within the District allowing for the transfer of goods from rail to road, <u>and this policy seeks to safeguard the site, as defined on the Policies Map, as a rail – road transfer facility.</u></p> <p>12.101 The facility is primarily an aggregates terminal, and the <u>West Berkshire Minerals and Waste Local Plan 2022-2037</u> safeguards the site to ensure the supply of minerals and the continued export of minerals from the District by road. <u>Proposals for Aany non-mineral and waste development on the site would need to comply with the exceptions set out in Policy 9 of the West Berkshire Minerals and Waste Local Plan 2022 - 2037. Should the exceptions be deemed to apply, Policy DM43 will ensure the site continues to remain in use as a rail – road transfer facility, allowing the continued movement of freight from rail to road for other industries requiring such a facility, including for example the transfer of consumer goods.</u></p> <p>12.102 Nonetheless, <u>The movement of freight by rail is vital to the local economy and plays a significant role in reducing congestion and carbon emissions. Many industries rely on rail freight for the movement of goods,</u></p>	For effectiveness. As agreed in the Statement of Common Ground with Network Rail, Englefield Estate and Beftonforth

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			<p><u>and with the drive to reduce carbon emissions globally it is expected that demand for rail freight will continue to grow. transport of consumer goods by rail continues to be important for the local economy and Theale is the only location which offers rail - road transfer facilities in the area and which may have the potential to support rail freight growth.</u> †The site should be protected to ensure the infrastructure exists to allow for the transfer of rail freight for those industries which require a rail-road transfer facility and access to the highway network.</p> <p>12.103 The extent of the rail-road transfer site is defined on the Policies Map.’</p>	
MM105	235	Policy DM44	<p><i>Amend second paragraph of the policy under Parking sub-heading as follows:</i></p> <p>‘Cycle and motorcycle parking should be provided in accordance with <u>have regard to</u> the Council’s ‘Cycling and Motorcycling Advice and Standards for New Development’. This sets out design standards and expected levels of provision for different types of development.’</p> <p><i>Amend first paragraph under Residential Parking for New Development sub-heading as follows:</i></p> <p>‘The layout and design of parking spaces should follow <u>take account of</u> the parking design guidance included within the Council’s ‘Highway Design Guidance for Residential Development’ in order that good quality homes and neighbourhoods are created.’</p>	In response to the Inspector’s Action Point (AP46a) contained within IN26 .

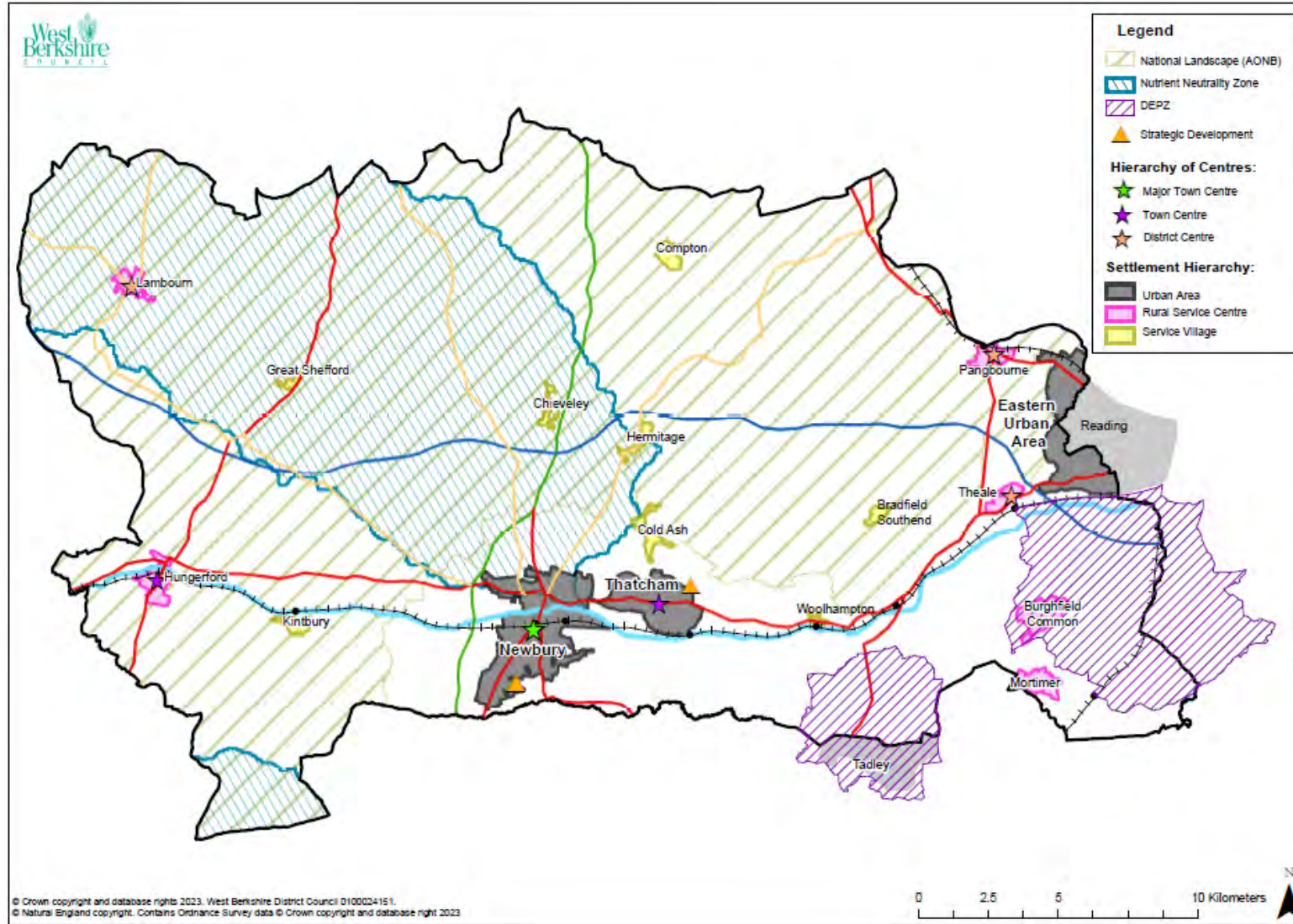
Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
MM106	238	Policy DM45	<p><i>Amend last paragraph of the policy as follows:</i></p> <p>'Where developments are required to develop travel planning measures, it is expected that necessary targets will be set to restrict single occupancy vehicle journeys and to increase sustainable travel, and undertake regular monitoring and reporting in line with the requirements of the Local Planning Authority.'</p>	In response to the Inspector's Action Point (AP46b) contained within IN26 .
MM107	238	Supporting text to policy DM45	<p><i>Amend supporting text to include a new paragraph after 12.112 as follows:</i></p> <p><u>'Commonly Travel Plans should be monitored for a period of five years, which should allow for travel patterns to become established. However, for large multi-occupancy developments which may be built over an extended period, the monitoring period may cover a period encompassing the construction and final occupation of the development and include a period of up to five years beyond final occupation. In these incidences, the monitoring period will be agreed between the Council and the developer.'</u></p>	In response to the Inspector's Action Point (AP46b) contained within IN26 .
Appendices				
MM108	251-253	Appendix 3	<p><i>Amend text in Appendix 3 as follows:</i></p> <p>3.1 The maps set out below provide the mapping information, as at March 2020 <u>January 2023</u>, in relation to the DEPZs, OCZs (5km) and the 12km planning consultation zones for each AWE site as per the ONR consultation criteria.</p> <p><u>3.2 The extent of the DEPZs shown in Appendix 3 and the Policies Map could change before the Plan is updated or superseded and policy SP4 will be applied to the latest version of the DEPZ.</u></p>	In response to the Inspector's Action Point (AP12) contained within IN14

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MM109	258 - 260	Appendix 6	<i>Delete Appendix 6 How policies are applied in a neighbourhood planning context</i>	To ensure consistency with national policy. See Council response to PQ44
MM110	261 - 268	Appendix 7	<p><i>Delete the text under the table in appendix 7 as follows:</i></p> <p>The following site allocation policies from both the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026 have not been carried forward as part of the LPR as they have either been built out or are nearing completion:</p> <ul style="list-style-type: none"> • CS2 Newbury Racecourse strategic site allocation • HSA7 St Gabriels Farm, The Ridge, Cold Ash • HSA8 Land to the east of Sulham Hill, Tilehurst • HSA10 Stonehams Farm, Tilehurst • HSA12 Bath Road, Calcot • HSA17 Land to the north of the A4, Woolhampton • HSA18 Salisbury Road, Hungerford • HSA21 Land north of Pangbourne Hill, Pangbourne • HSA22 Stretton Close, Bradfield Southend • HSA26 Land east of Laylands Green, Kintbury <p>The following site allocation policies from the Housing Site Allocations DPD 2006-2026 have not been carried forward as part of the LPR because they are not considered deliverable at this time:</p> <ul style="list-style-type: none"> • HSA6 Poplar Farm, Cold Ash • HSA16 The Hollies, Burghfield Common 	To make clear that the HSA DPD site policies that are not to be retained, as listed in Appendix 7 of the LPR, will be superseded by Policy SP12 which makes clear that provision will be made for additional homes across the District and these homes will come from a range of sources, including site allocations and existing commitments. See Council response to PQ11

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification				Reason for modification								
			<p><i>Insert list of policies into the ‘superseded Housing Site Allocations DPD 2006-2026 policy’ column adjacent to Policy SP12 as follows:</i></p> <table border="1" data-bbox="651 448 1727 1284"> <thead> <tr> <th data-bbox="651 448 813 667">Local Plan Review Policy</th> <th data-bbox="813 448 1019 667">Superseded West Berkshire District Local Plan 1991-2006 Policy</th> <th data-bbox="1019 448 1209 667">Superseded West Berkshire Core Strategy 2006-2025 Policy</th> <th data-bbox="1209 448 1727 667">Superseded Housing Site Allocations DPD 2006-2026 Policy</th> </tr> </thead> <tbody> <tr> <td data-bbox="651 667 813 1284">SP12 Approach to Housing Delivery</td> <td data-bbox="813 667 1019 1284">-</td> <td data-bbox="1019 667 1209 1284">CS1 Delivering new homes and retaining the housing stock</td> <td data-bbox="1209 667 1727 1284"> <u>CS2 Newbury Racecourse strategic site allocation</u> <u>HSA6 Poplar Farm, Cold Ash</u> <u>HSA7 St Gabriels Farm, The Ridge, Cold Ash</u> <u>HSA8 Land to the east of Sulham Hill, Tilehurst</u> <u>HSA10 Stonehams Farm, Tilehurst</u> <u>HSA12 Bath Road, Calcot</u> <u>HSA16 The Hollies, Burghfield Common</u> <u>HSA17 Land to the north of the A4, Woolhampton</u> <u>HSA18 Salisbury Road, Hungerford</u> <u>HSA21 Land north of Pangbourne Hill, Pangbourne</u> <u>HSA22 Stretton Close, Bradfield Southend</u> <u>HSA26 Land east of Laylands Green, Kintbury</u> </td> </tr> </tbody> </table>				Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2025 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy	SP12 Approach to Housing Delivery	-	CS1 Delivering new homes and retaining the housing stock	<u>CS2 Newbury Racecourse strategic site allocation</u> <u>HSA6 Poplar Farm, Cold Ash</u> <u>HSA7 St Gabriels Farm, The Ridge, Cold Ash</u> <u>HSA8 Land to the east of Sulham Hill, Tilehurst</u> <u>HSA10 Stonehams Farm, Tilehurst</u> <u>HSA12 Bath Road, Calcot</u> <u>HSA16 The Hollies, Burghfield Common</u> <u>HSA17 Land to the north of the A4, Woolhampton</u> <u>HSA18 Salisbury Road, Hungerford</u> <u>HSA21 Land north of Pangbourne Hill, Pangbourne</u> <u>HSA22 Stretton Close, Bradfield Southend</u> <u>HSA26 Land east of Laylands Green, Kintbury</u>	
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MM111	269	Appendix 8	<i>Amend the housing trajectory as set out in Annex N</i>				In response (EXAM22) to the Inspector’s SQ7.1 contained in IN11 . Also as								

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
				set out in the Council's response to the Inspector's Action Point AP82 contained in IN37

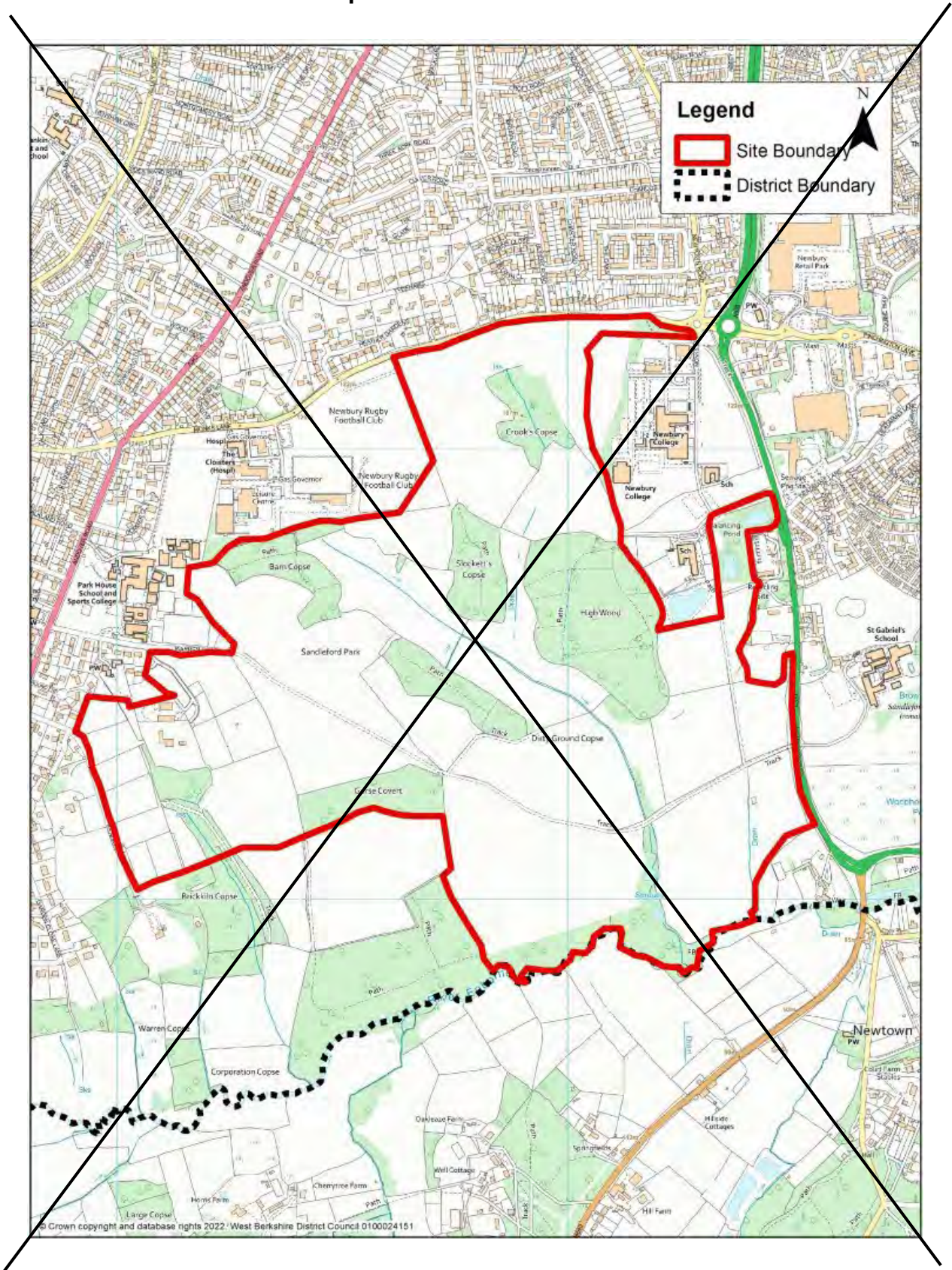
Key Diagram



Page 176

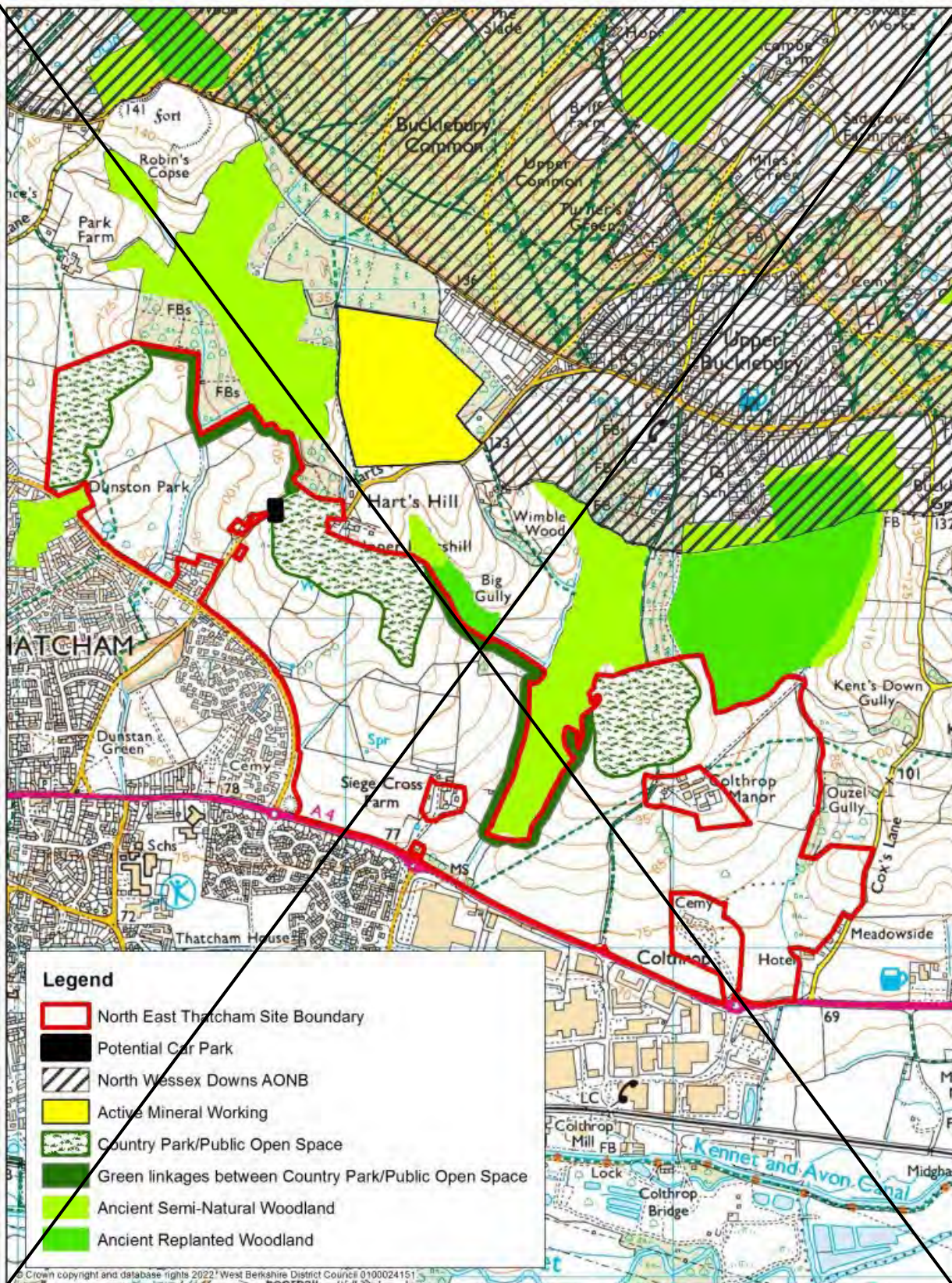
Sandleford Park

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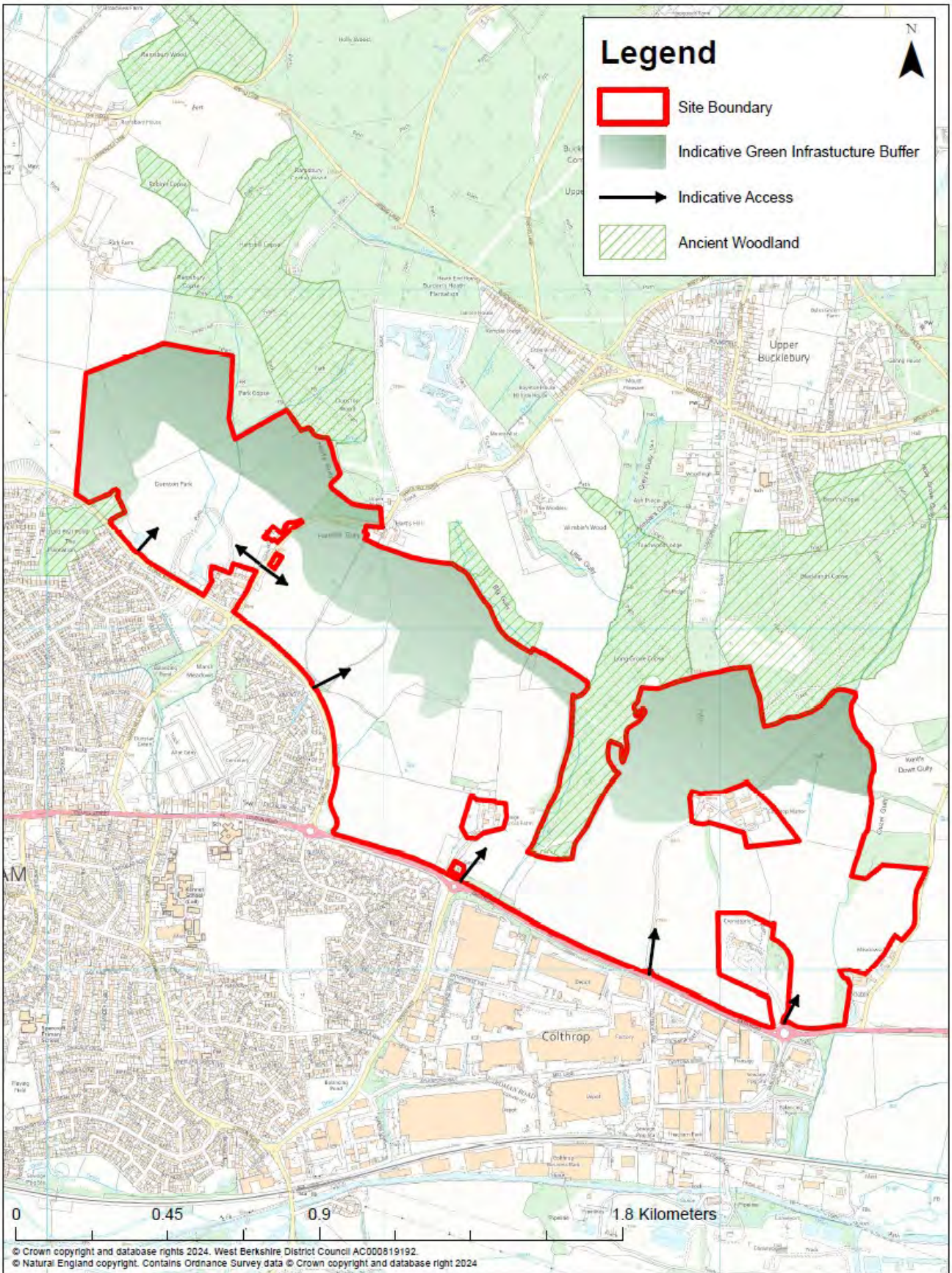


North East Thatcham

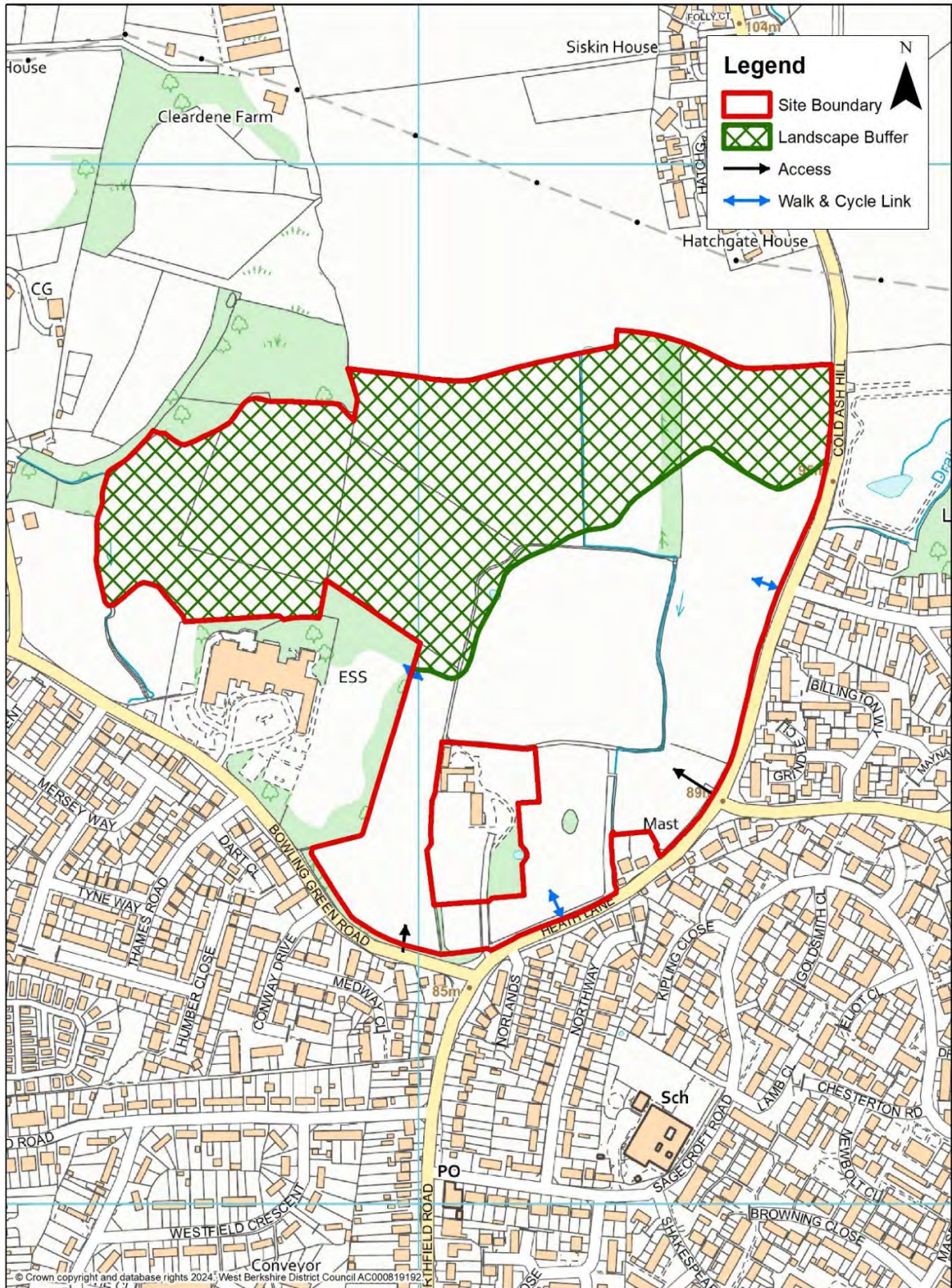
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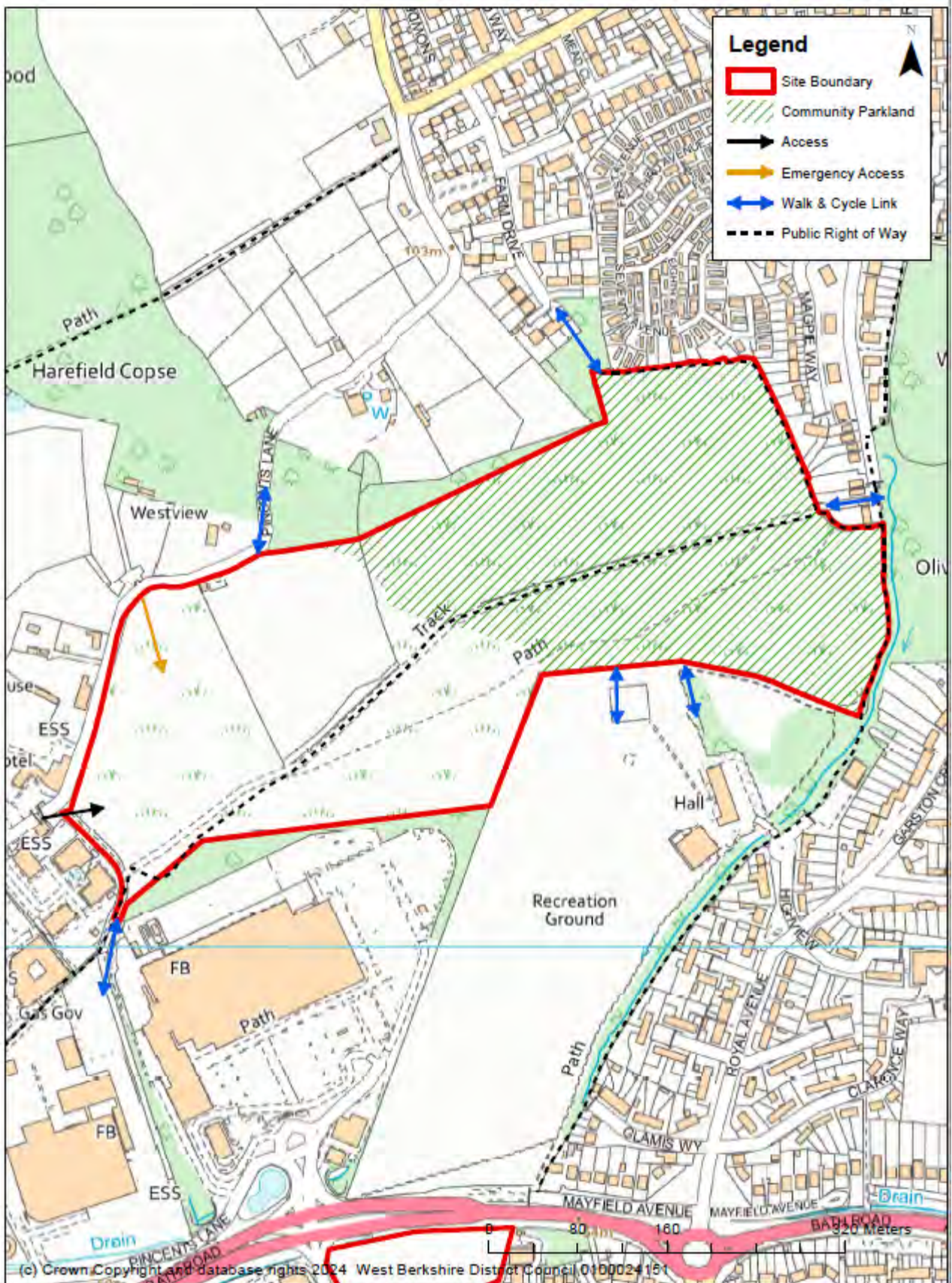
Land at Henwick Park, Bowling Green Road, Thatcham



Land East of Regency Park Hotel, Bowling Green Road, Thatcham



Land at Pincents Lane, Tilehurst



Annex G

Land north of Pangbourne Hill, Pangbourne

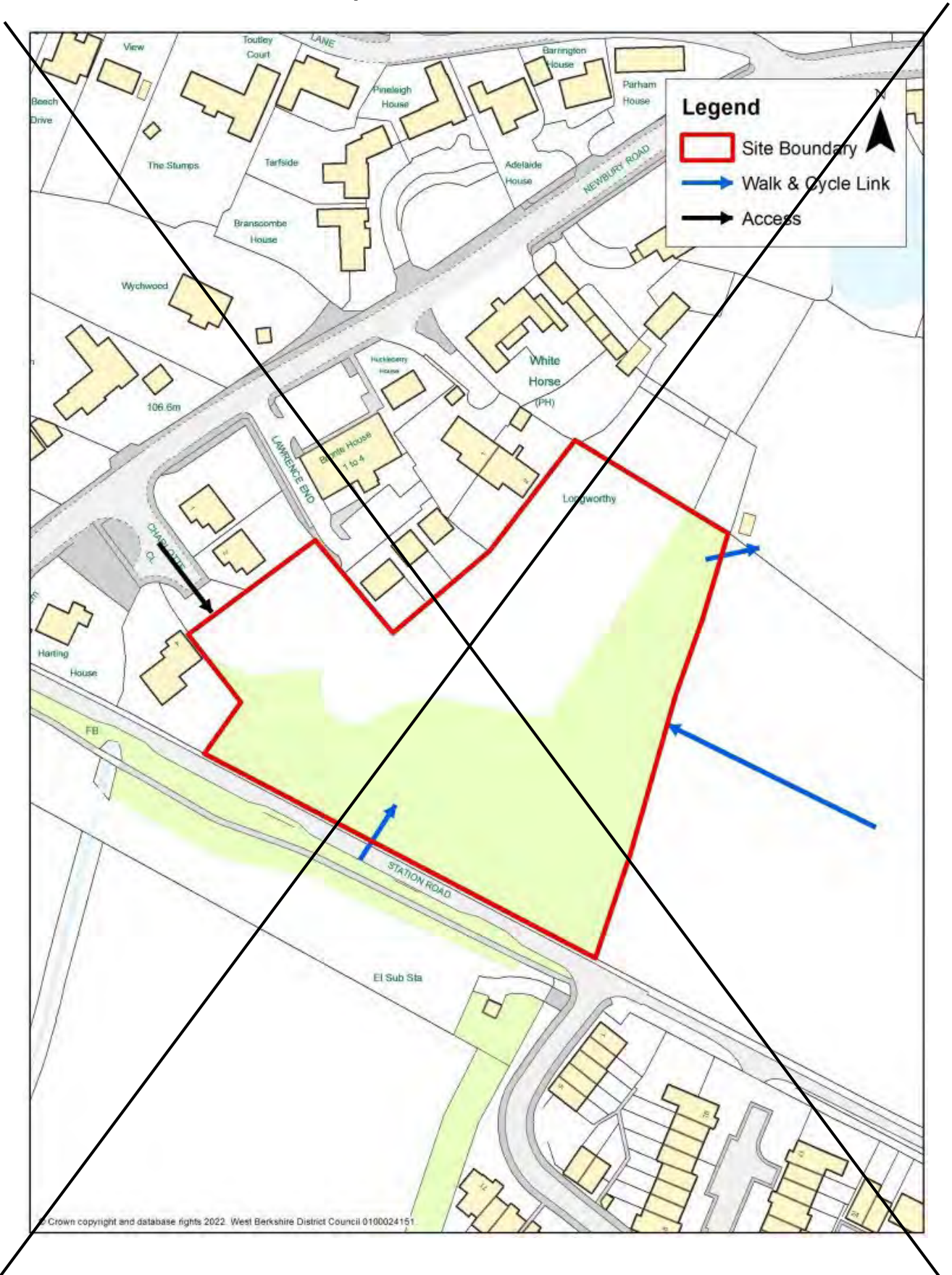


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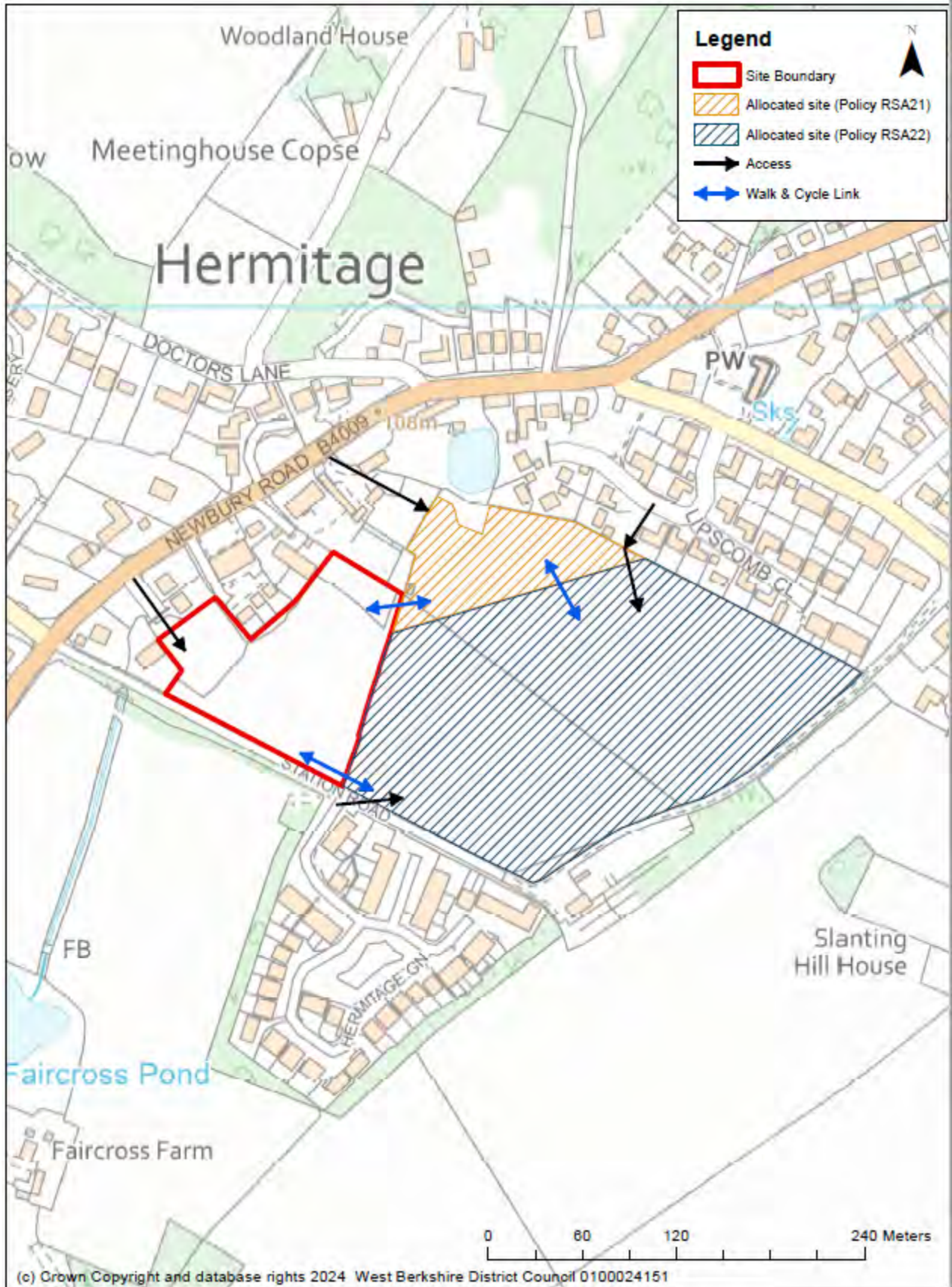
Land off Charlotte Close, Hermitage

Map to be deleted from Plan



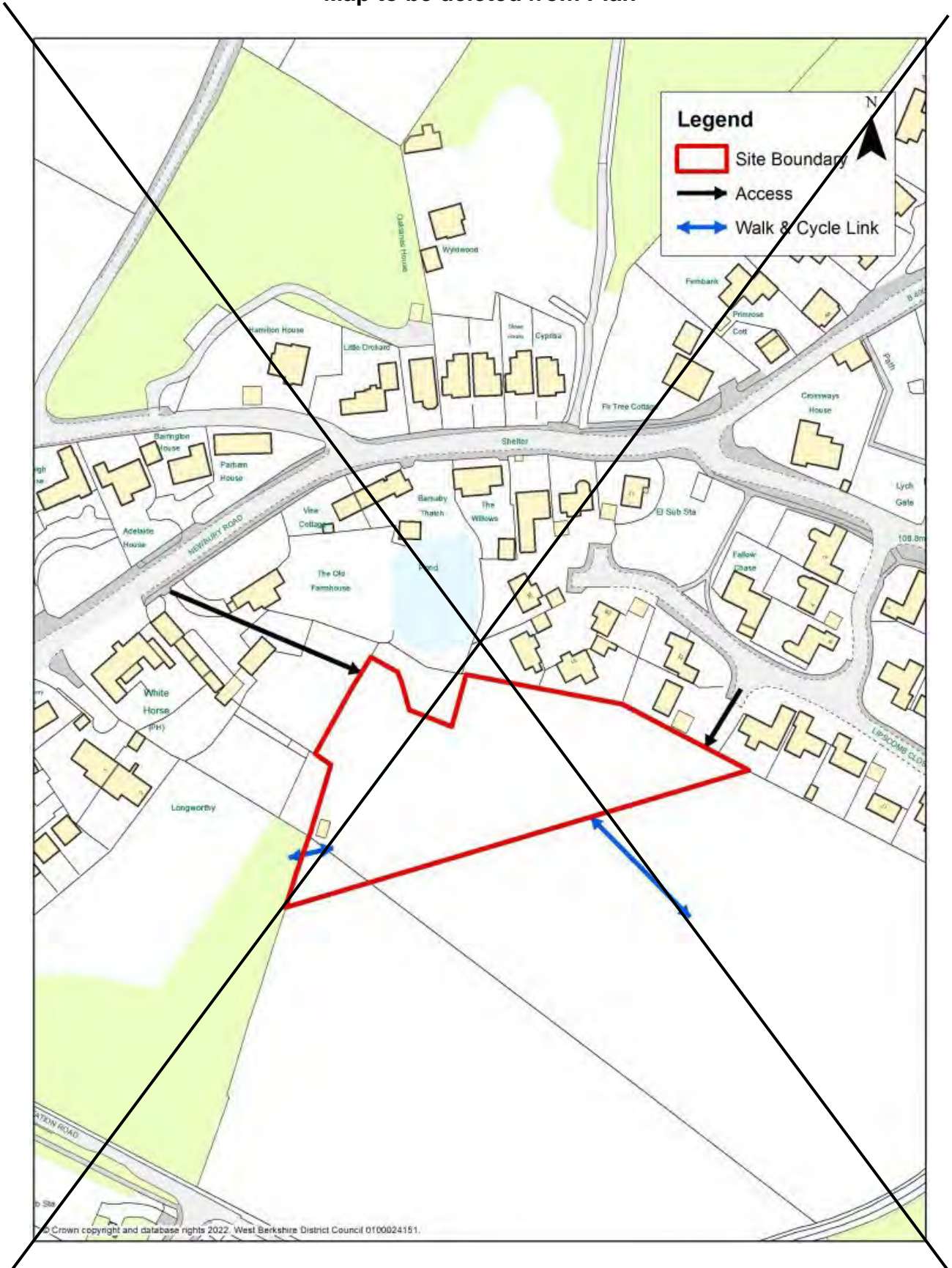
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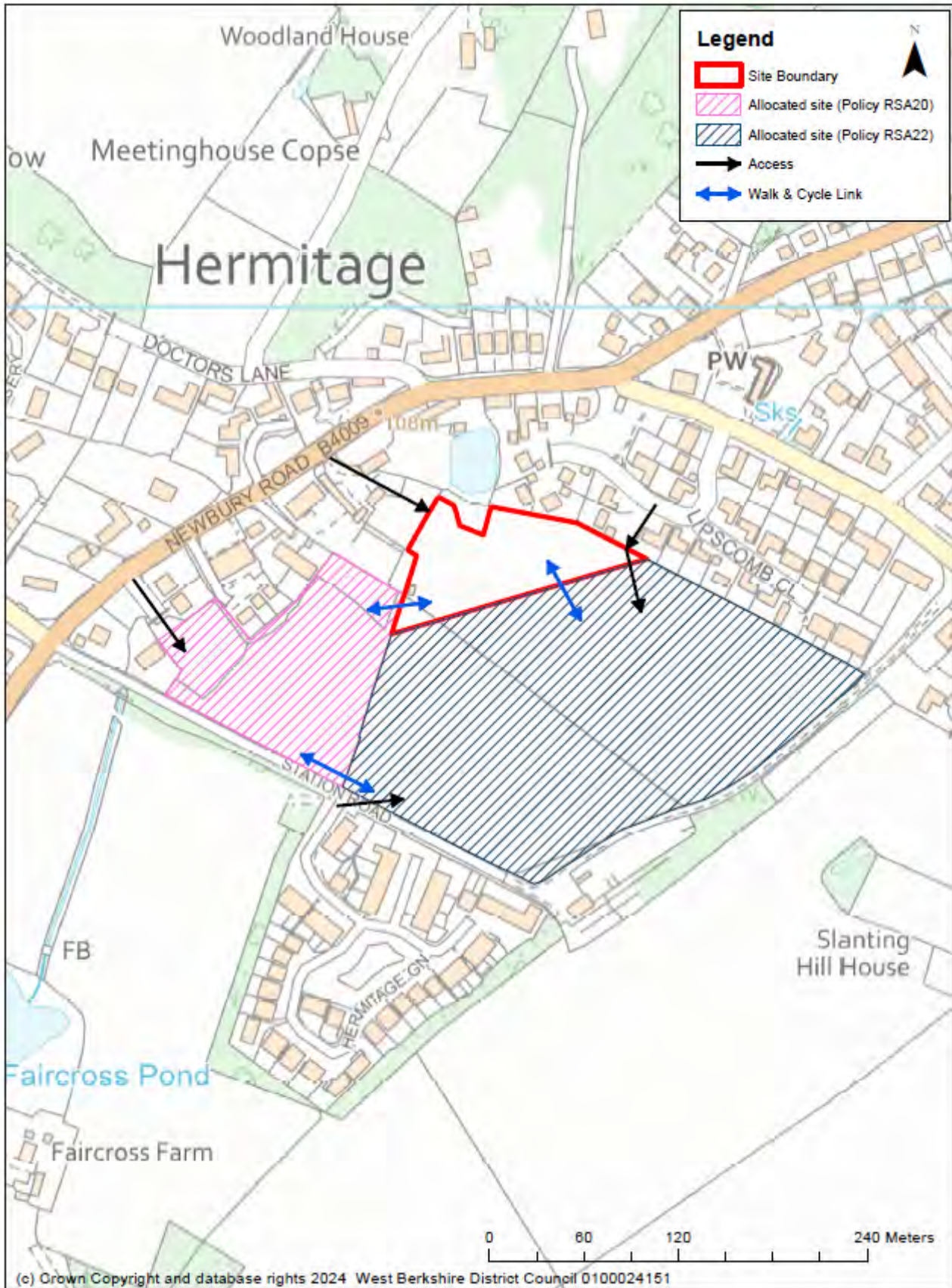


Land to the south of the Old Farmhouse, Hermitage

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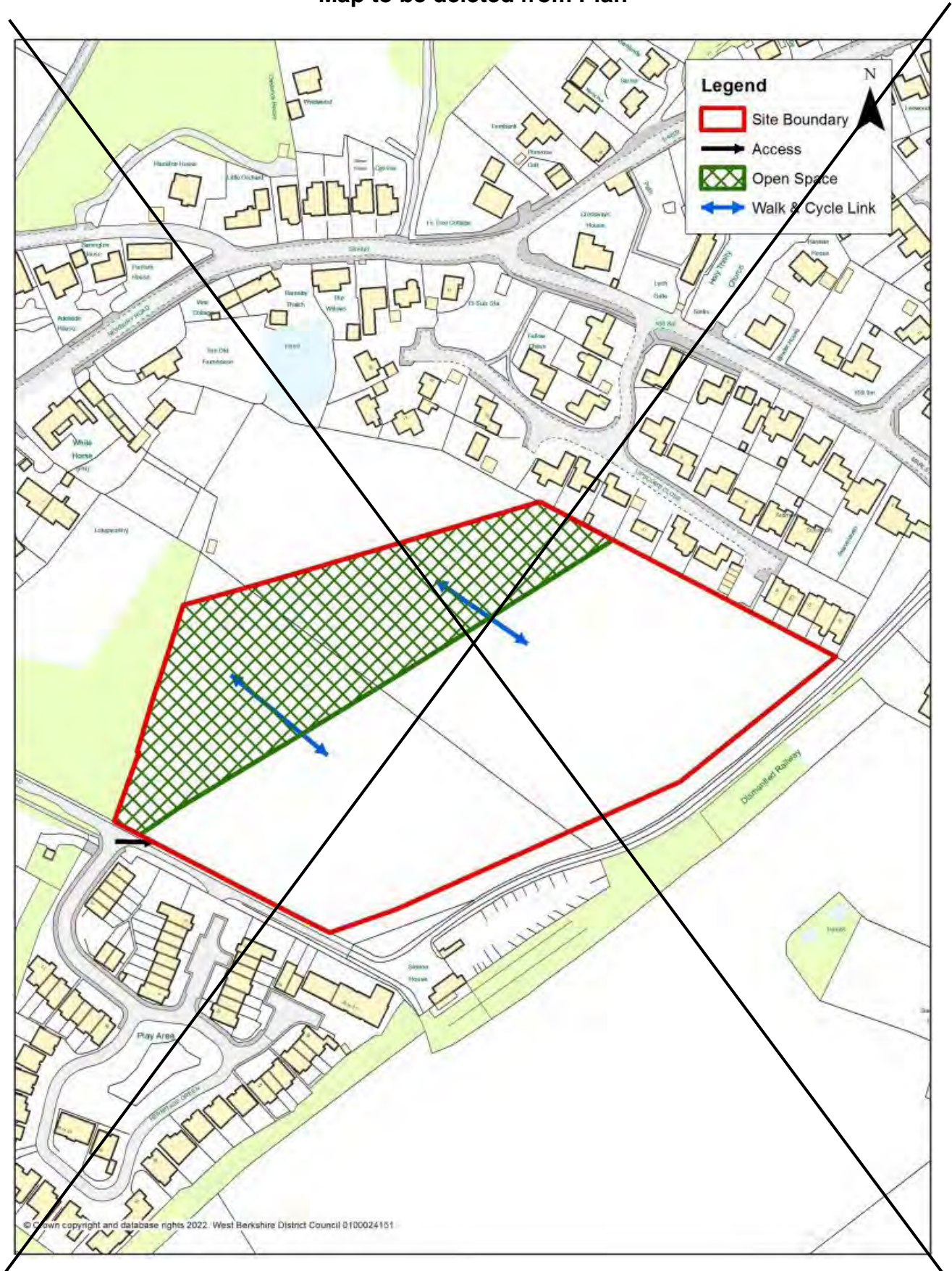


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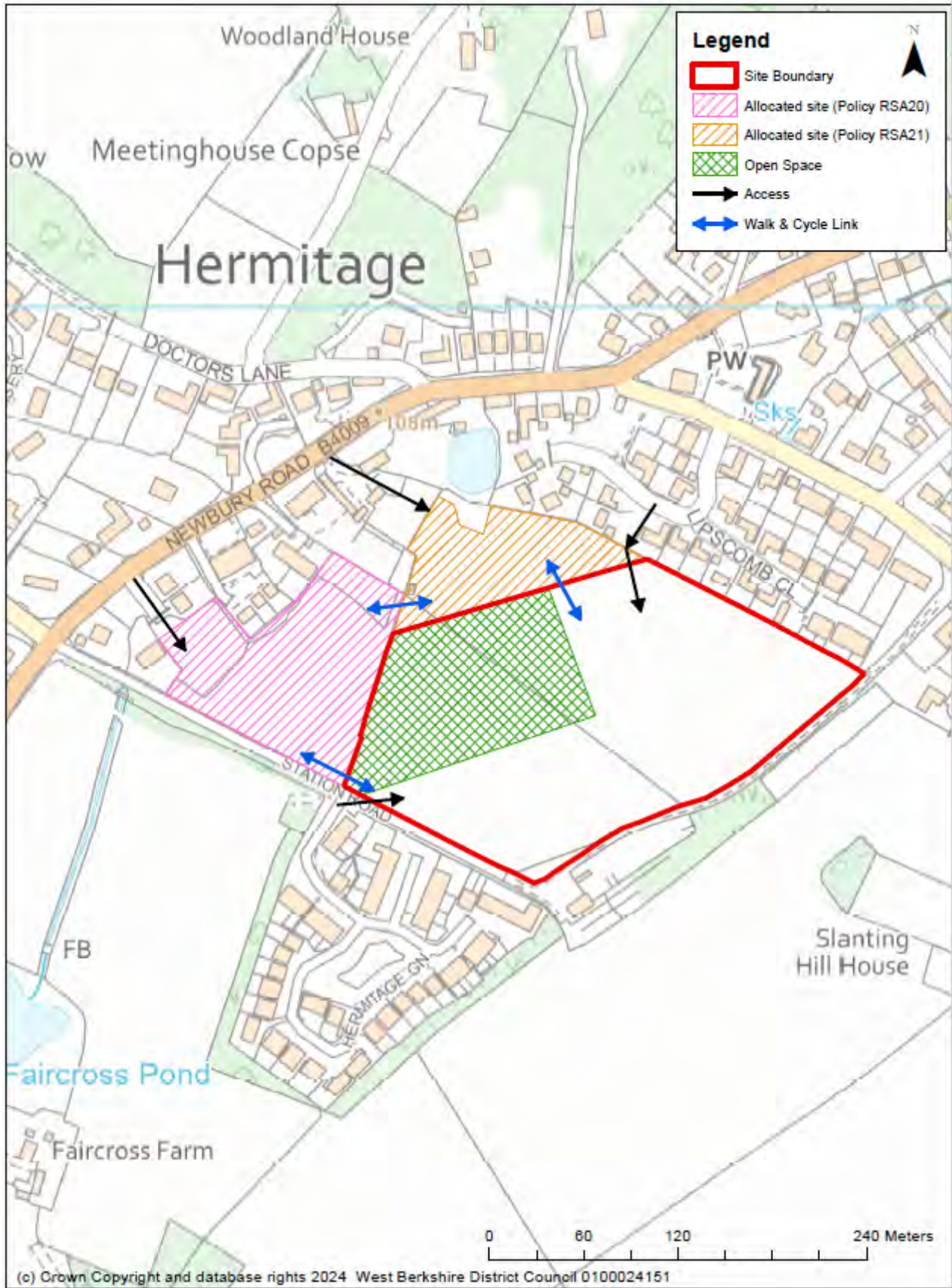


Land adjacent Station Road, Hermitage

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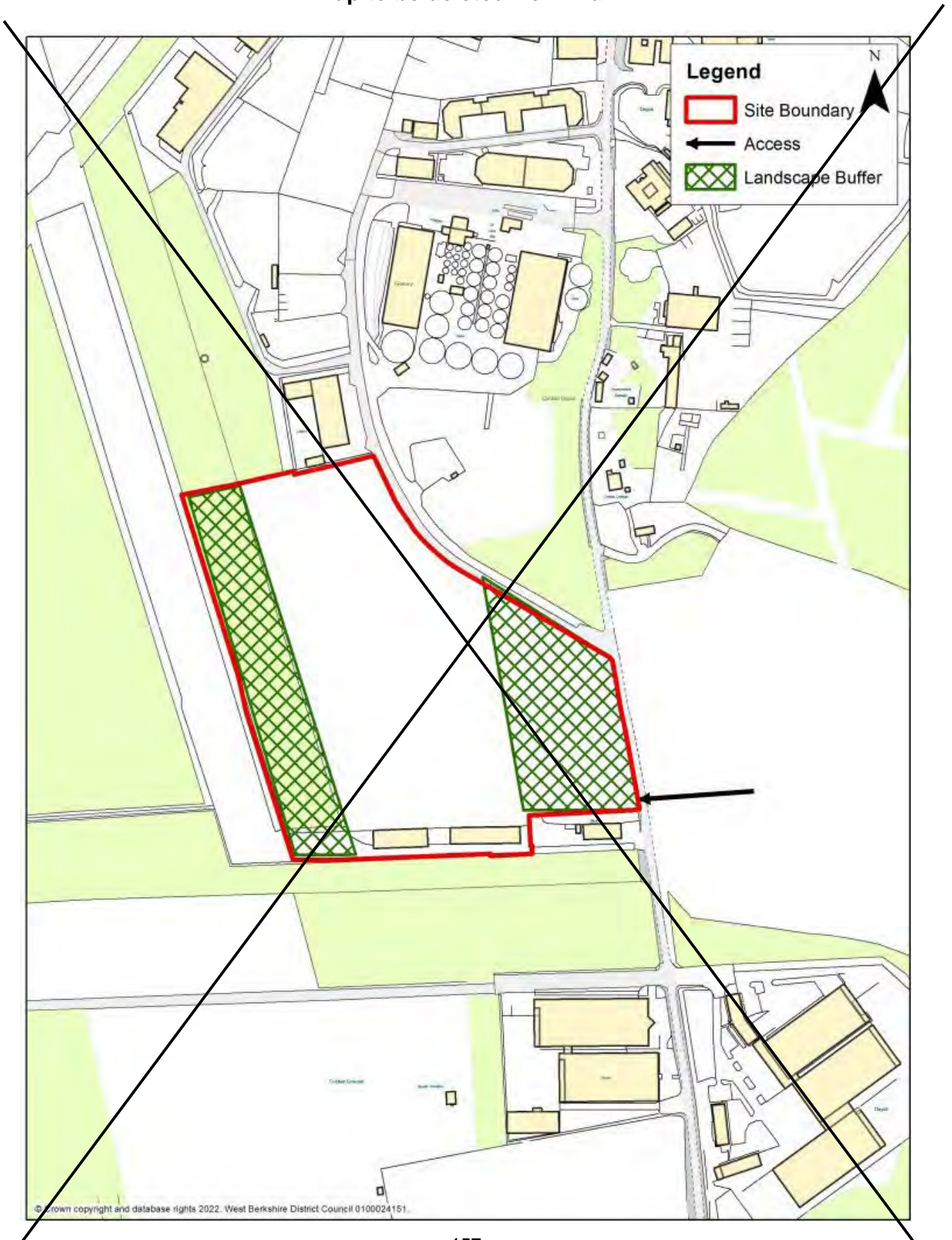


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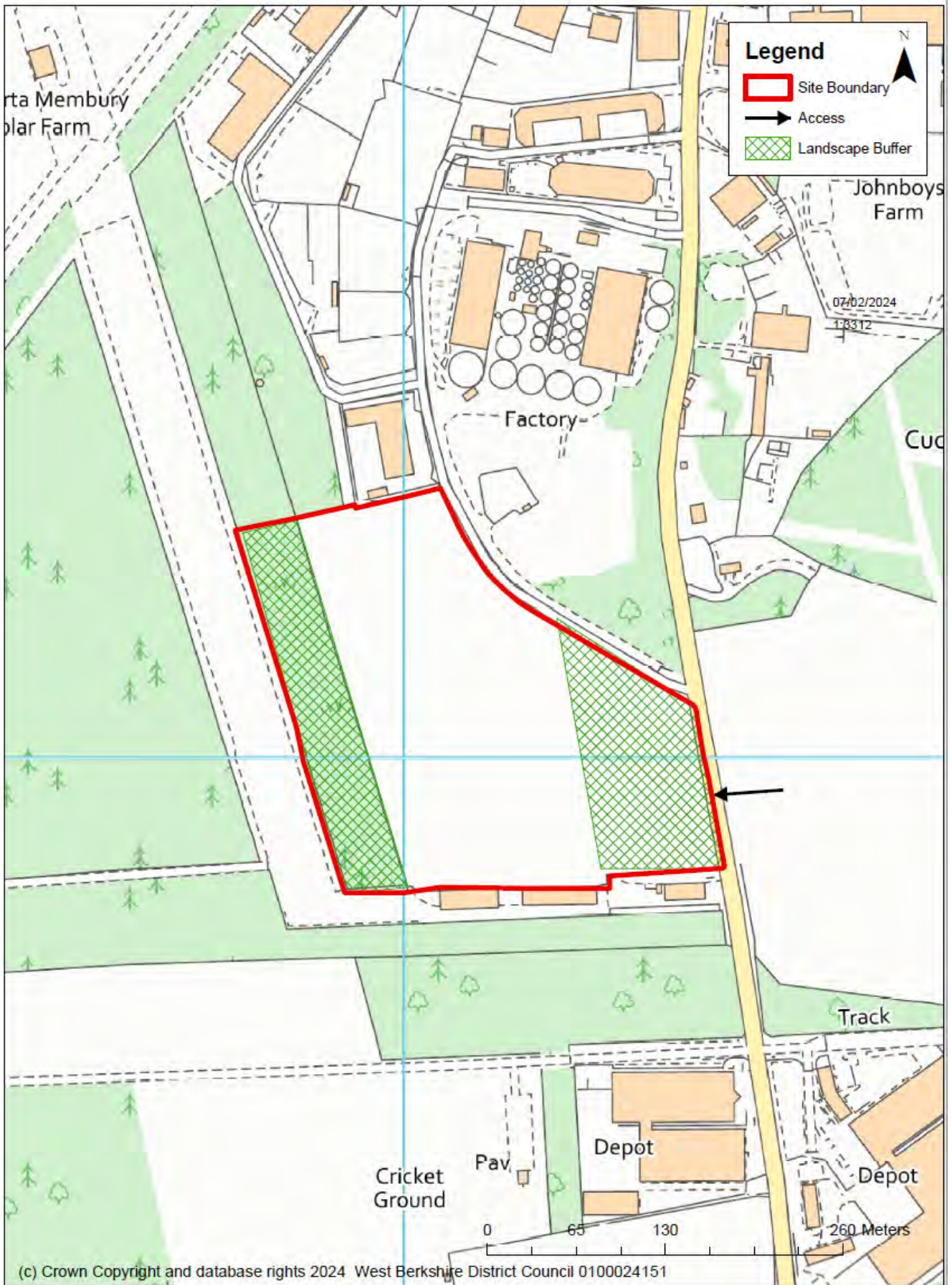


Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands

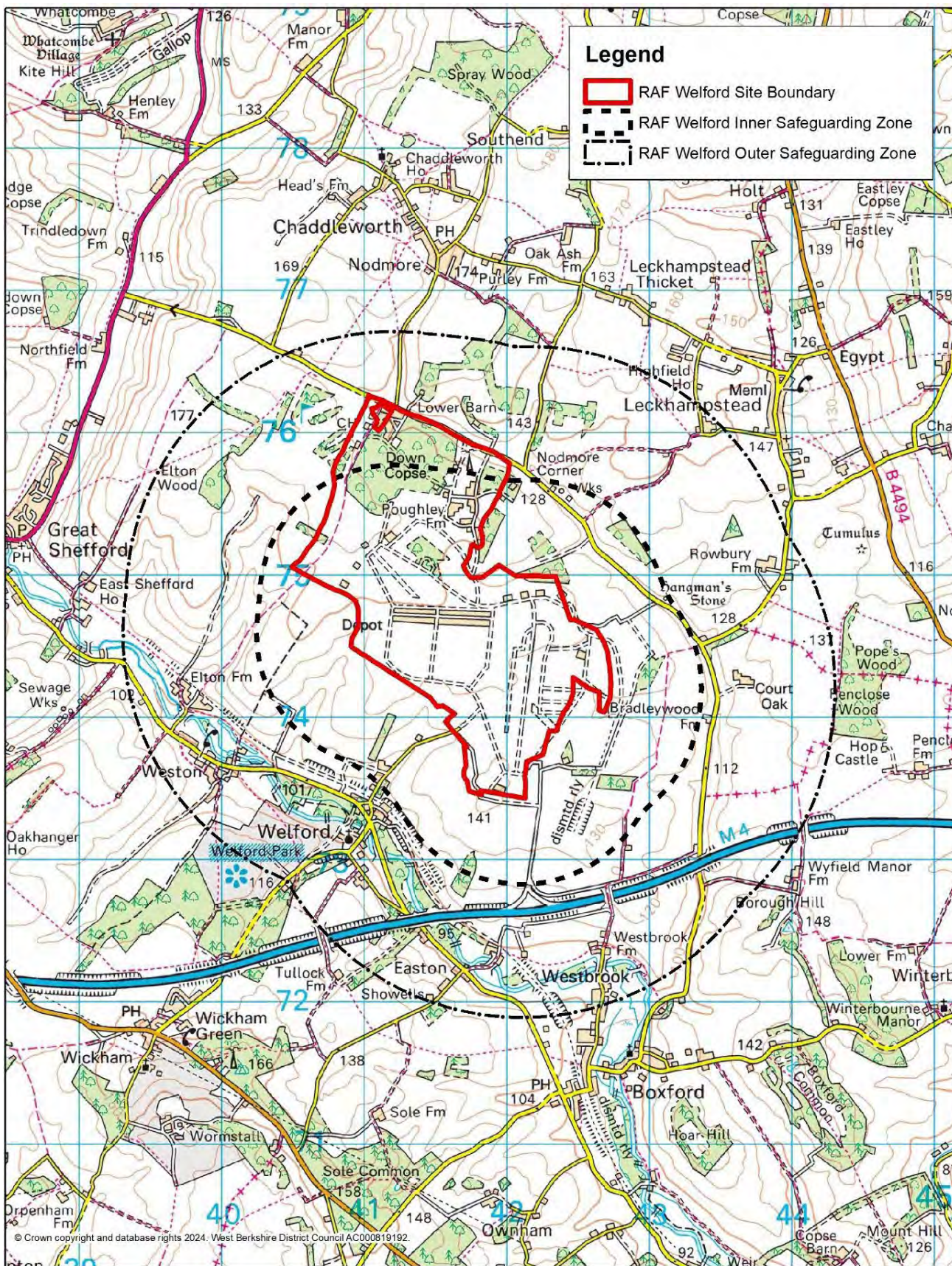
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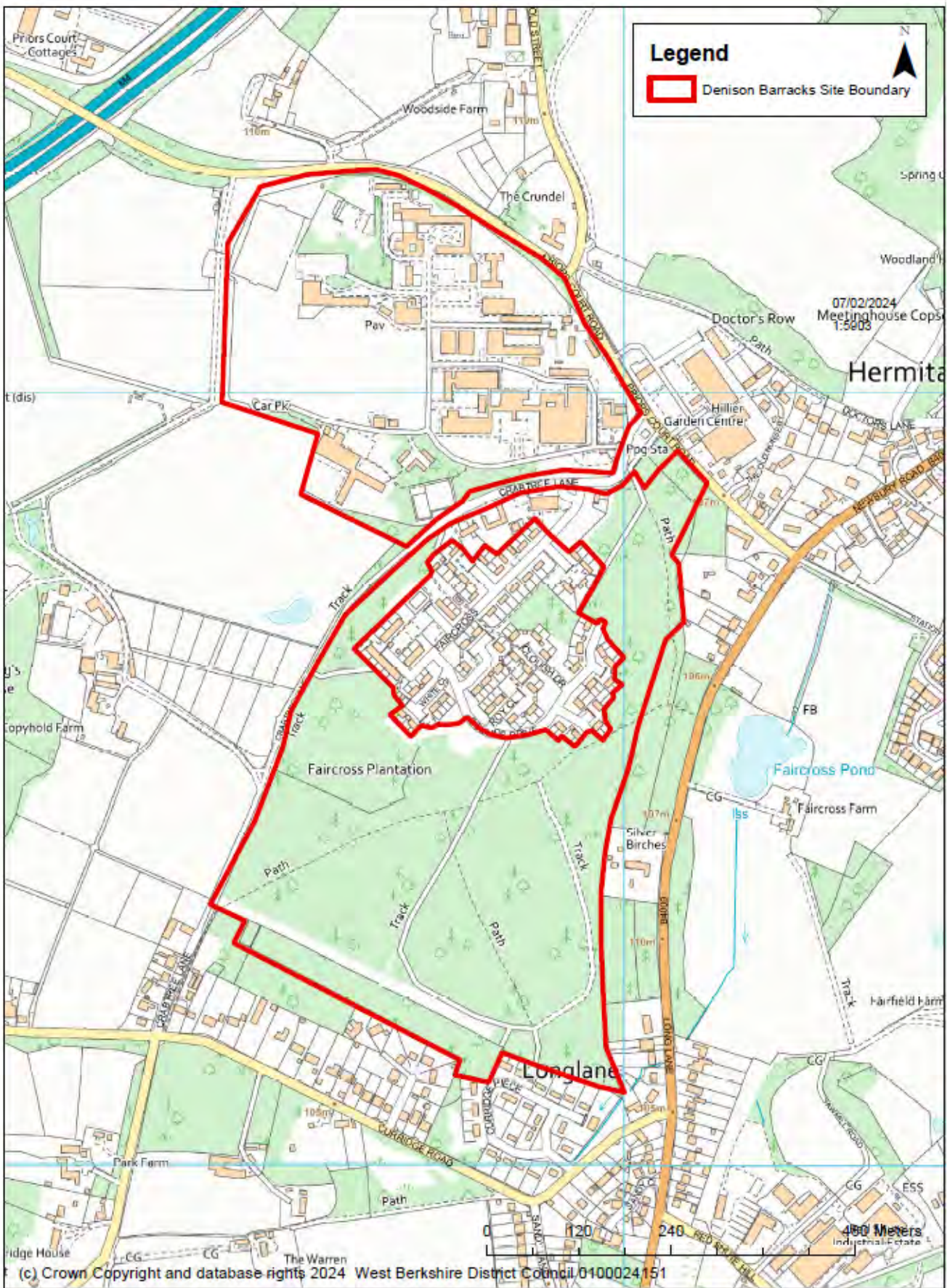
Map to be inserted in Plan



RAF Welford



Denison Barracks



Appendix 8: Housing Trajectory

Graph to be deleted

Housing Trajectory 2022/23 – 2038/39

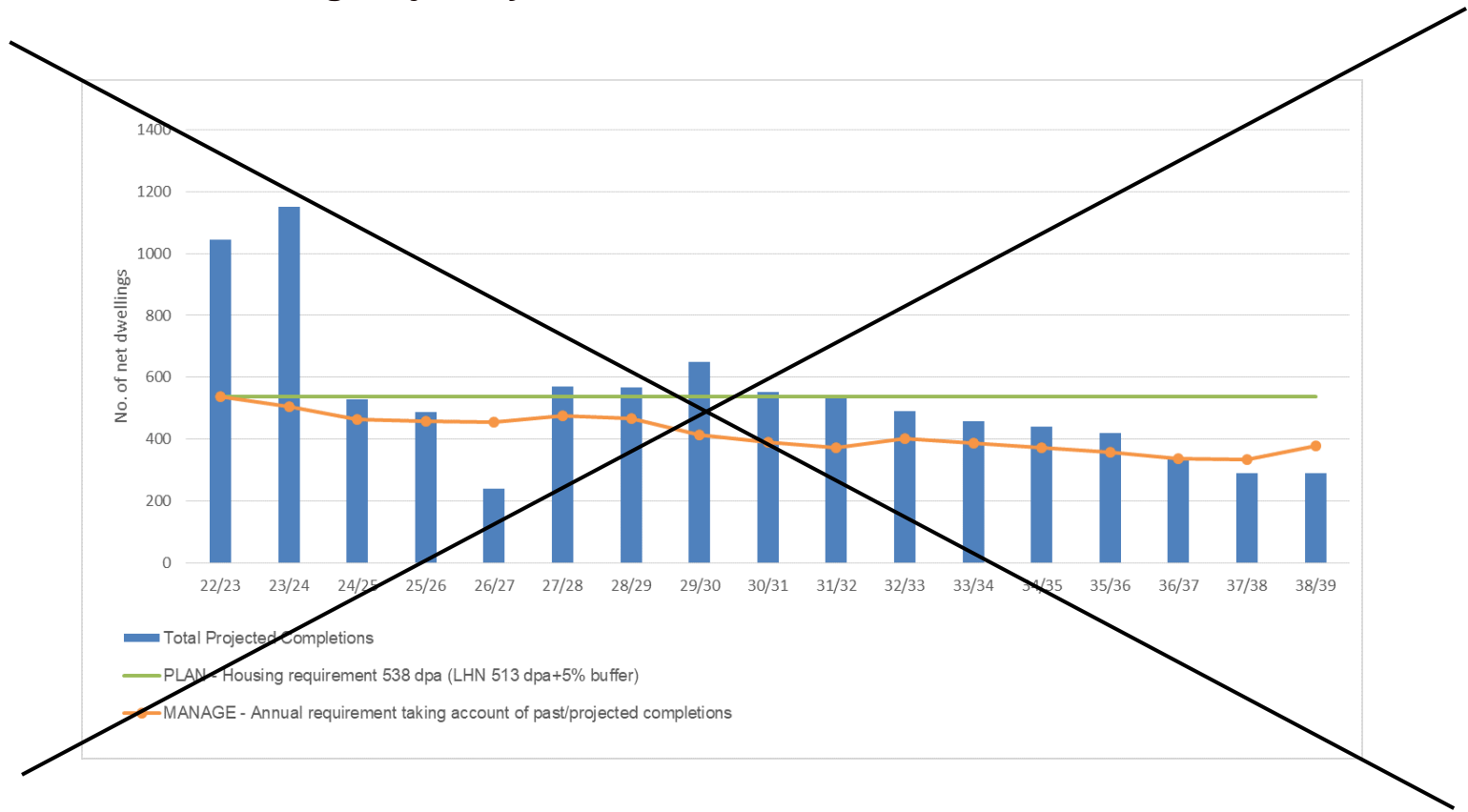


Chart and graph to be inserted into Plan

Housing Trajectory 2023/24-2040/41

(for reference)

Five Year Period Post Adoption

	Planning status at 31 March 2023	(for reference)				Five Year Period Post Adoption																TOTAL
		Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41		
Local Plan allocations not being retained (due to site being at an advanced stage of construction)																						
Core Strategy allocated site - Newbury Racecourse	Under construction	67	51	15	39	55	46	54	40	50	48	0	0	0	0	0	0	0	0	398		
HSADPD 4B - Land west of New Road, North of Pyle Hill, Greenham	Completed	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HSADPD 7 - St Gabriel's Farm, The Ridge, Cold Ash	Under construction	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5		
HSADPD 10 - Stonehams Farm, Tilehurst	Under construction	35	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15		
HSADPD 12 - Land adjacent to Junction 12 of M4, Bath Road Calcot	Under construction	68	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29		
HSADPD 17 - Land to the north of A4, Woolhampton	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HSADPD 18 - Salisbury Road, Hungerford	Completed	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
HSADPD 22 - Land off Stretton Close, Bradfield Southend	Under construction	7	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4		
Subtotal: Local Plan allocations not being retained		270	104	15	39	55	46	54	40	50	48	0	0	0	0	0	0	0	0	451		
Existing planning commitments on unallocated sites																						
Beansheaf Farm, Bourne Close, Holybrook	Under construction	22	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3		
Sterling Industrial Estate, Newbury	Under construction	0	119	48	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	167		
Land to rear of 1-15 The Broadway (Bayer site), Newbury	Full permission	0	0	0	36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	72		
Market Street redevelopment, Newbury	Under construction	2	198	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	198		
1 West Street, Newbury	Permission lapsed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Land off Faraday and Kelvin Road, Newbury	Full permission	0	0	0	0	0	0	80	80	0	0	0	0	0	0	0	0	0	0	160		
Westminster House, Bath Road, Padworth	Full permission	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13		
Comfort Inn And Land To The South West , Bath Road, Padworth	Full permission	0	0	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26		
Land adjacent to Hilltop, Donnington: West	Under construction	73	40	35	35	25	0	0	0	0	0	0	0	0	0	0	0	0	0	135		
Land adjacent to Hilltop, Donnington: East	Under construction	70	40	35	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	96		
Crookham House , Crookham Common, Thatcham	Completed	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Lakeside, Theale	Full permission	0	0	30	60	60	60	60	29	0	0	0	0	0	0	0	0	0	0	299		
19 and 19A High Street, Theale	Full permission	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15		
Permitted non-allocated sites of 10+ dwellings at 31 March 2023		169	413	163	178	121	60	140	109	0	0	0	0	0	0	0	0	0	0	1184		
Emerald House, Newbury Business Park	Completed	109	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Bayer House, Strawberry Hill	Under construction	0	50	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191		
Bloor Homes, Southern River View House, Newbury Business Park	Alternative scheme	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
James Butcher House, 39 High Street	Completed	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Sites identified through prior approval of 10+ dwellings at 31 March 2023		109	50	141	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	191		
Permitted non-allocated small sites at 31 March 2023		50	153	129	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	314		
Small sites identified through prior approval at 31 March 2023		16	22	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40		
Subtotal: Existing planning commitments on unallocated sites		344	638	451	210	121	60	140	109	0	0	0	0	0	0	0	0	0	0	1729		

(for reference)

Five Year Period Post Adoption

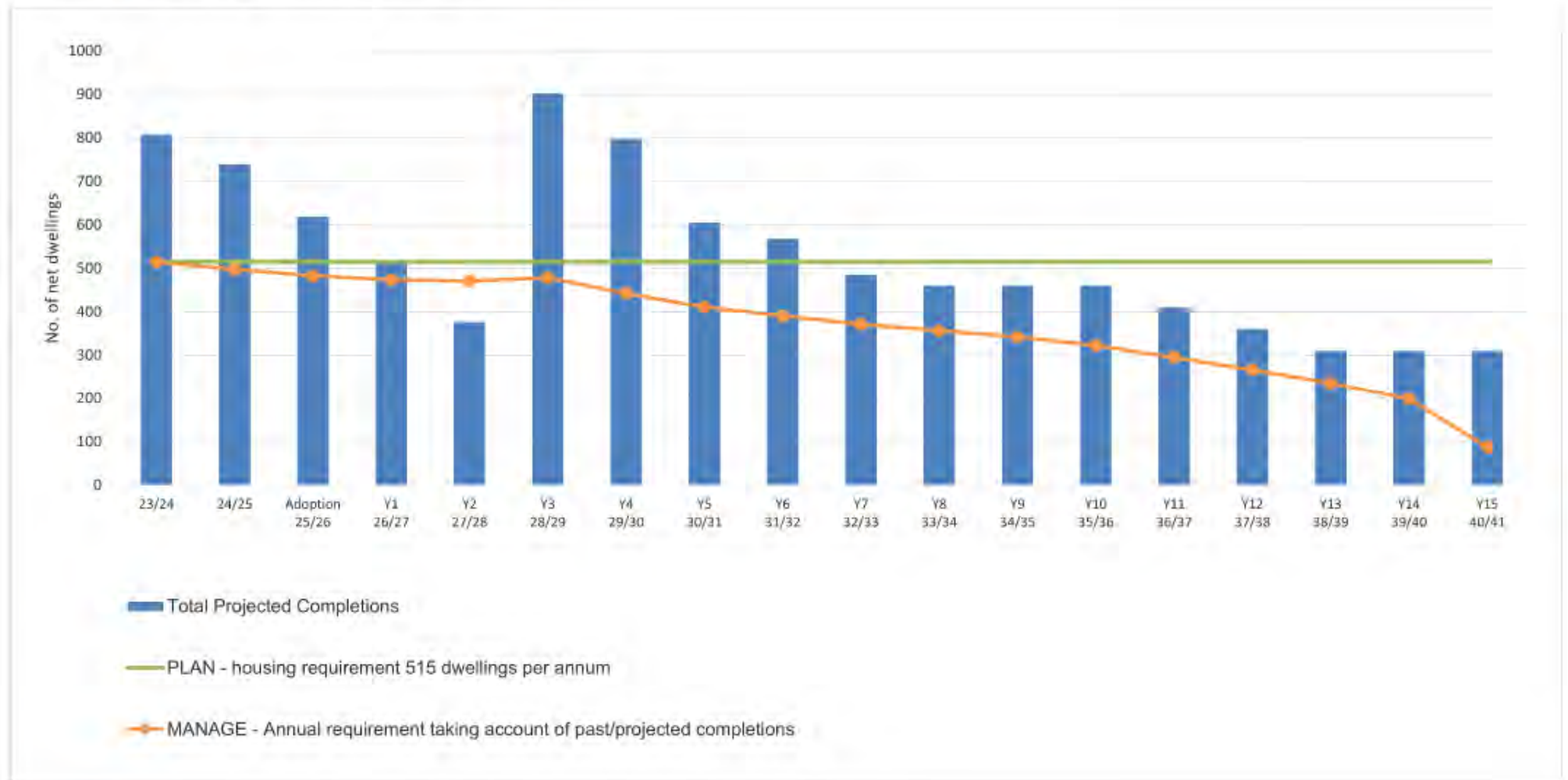
	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Five Year Period Post Adoption															TOTAL
						Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	
Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations																					
SP16 Sandleford Park Newbury - East	Outline permission	0	0	0	0	50	100	100	100	100	100	100	100	100	50	0	0	0	0	1000	
SP16 Sandleford Park Newbury - West	No permission	0	0	0	0	0	0	50	50	50	50	50	50	50	50	50	0	0	0	500	
RSA1 - Land north of Newbury College, Monks Lane, Newbury	Permission lapsed	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15	
RSA2 - Land at Bath Road, Speen, Newbury	Outline permission on 107 units Full permission on 11 units	0	0	10	30	30	30	18	0	0	0	0	0	0	0	0	0	0	0	118	
RSA3 - Land at Coley Farm, Stoney Lane, Newbury	Full permission	0	0	25	25	25	0	0	0	0	0	0	0	0	0	0	0	0	0	75	
RSA4 - Land off Greenham Road and New Road, South East Newbury	Under construction	0	0	50	50	57	0	0	0	0	0	0	0	0	0	0	0	0	0	157	
RSA5 - Land at Lower Way, Thatcham	Full permission	0	0	30	50	11	0	0	0	0	0	0	0	0	0	0	0	0	0	91	
RSA7 - 72 Purley Rise, Purley on Thames	Under construction	0	15	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	
RSA8 - Land adjacent to Bath Road and Dorking Way, Calcot	No permission	0	0	0	0	0	0	10	10	15	0	0	0	0	0	0	0	0	0	35	
RSA9 - Land between A340 and The Green, Theale	Full permission	0	0	37	52	15	0	0	0	0	0	0	0	0	0	0	0	0	0	104	
RSA12 - Land adjoining Pondhouse Farm, Clayhill Road, Burghfield	Full permission	0	0	49	51	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	
RSA14 - Land adjoining Lynch Lane, Lambourn	No permission	0	0	0	0	0	0	20	20	20	0	0	0	0	0	0	0	0	0	60	
RSA15 - Land at Newbury Road, Lambourn	Full permission	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
RSA18 - Pirbright Institute Site, High Street, Compton	Outline permission	0	0	0	0	0	0	50	50	50	10	0	0	0	0	0	0	0	0	160	
RSA20 - Land off Charlotte Close, Hermitage	Full permission	0	0	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	16	
RSA21 - Land to the south east of the Old Farmhouse, Hermitage	Outline permission	0	0	0	0	0	0	11	10	0	0	0	0	0	0	0	0	0	0	21	
RSA24 - Land Adjacent To New Stocks Farm, Paices Hill, Aldermaston	Full permission	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
SMNDP - Land to the south of St John's School, The Street, Stratfield Mortimer	Under construction	24	26	14	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	
Subtotal: Retained allocations in the Local Plan and Stratfield Mortimer NDP allocations		24	41	237	276	196	130	290	240	235	160	150	150	150	150	100	50	0	0	2555	

(for reference)

Five Year Period Post Adoption

	Planning status at 31 March 2023	Submission 22/23	23/24	24/25	Adoption 25/26	Y1 26/27	Y2 27/28	Y3 28/29	Y4 29/30	Y5 30/31	Y6 31/32	Y7 32/33	Y8 33/34	Y9 34/35	Y10 35/36	Y11 36/37	Y12 37/38	Y13 38/39	Y14 39/40	Y15 40/41	TOTAL
Proposed New Allocations																					
SP17 North East Thatcham	No permission	0	0	0	0	0	0	0	0	60	170	170	170	170	170	170	170	170	170	170	1760
RSA10 - Whitehart Meadow, Theale	No permission	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	40
RSA11 - Former sewage treatment works, Theale	No permission	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	60
RSA13 - Land north of A4 Bath Road, Woolhampton	No permission	0	0	0	0	0	0	8	8	0	0	0	0	0	0	0	0	0	0	0	16
RSA16 - Land north of South End Road, Bradfield Southend	No permission	0	0	0	0	0	0	10	10	0	0	0	0	0	0	0	0	0	0	0	20
RSA17 - Land at Chieveley Glebe	No permission	0	0	0	0	0	0	5	10	0	0	0	0	0	0	0	0	0	0	0	15
RSA19 - Land west of Spring Meadows, Great Shefford	No permission	0	0	0	0	0	0	8	7	0	0	0	0	0	0	0	0	0	0	0	15
RSA22 - Land adjacent Station Road, Hermitage	No permission	0	0	0	0	0	0	15	15	12	0	0	0	0	0	0	0	0	0	0	42
RSA23 - Land adjacent The Haven, Kintbury	No permission	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	20
Henwick Park, Bowling Green Road, Thatcham	No permission	0	0	0	0	0	0	50	50	50	50	25	0	0	0	0	0	0	0	0	225
Regency Park Hotel, Bowling Green Lane, Thatcham	No permission	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	45
Land at Pincents Lane, Tilehurst	No permission	0	0	0	0	0	0	50	50	38	0	0	0	0	0	0	0	0	0	0	138
Land north of Pangbourne Hill, Pangbourne	No permission	0	0	0	0	0	0	12	13	0	0	0	0	0	0	0	0	0	0	0	25
Site to be allocated in Hungerford Neighbourhood Development Plan	No permission	0	0	0	0	0	0	20	20	15	0	0	0	0	0	0	0	0	0	0	55
Site to be allocated in Lambourn Neighbourhood Development Plan	No permission	0	0	0	0	0	0	10	10	5	0	0	0	0	0	0	0	0	0	0	25
Subtotal: Proposed New Allocations		0	0	0	0	0	0	278	268	180	220	195	170	170	170	170	170	170	170	170	2501
Windfall allowance		0	0	0	66	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	2166
Existing planning commitments for C2 Use Class communal accommodation		2	24	36	28	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	91
Total Past Completions		640																			
Total Projected Completions			807	739	619	515	376	902	797	605	568	485	460	460	460	410	360	310	310	310	9493
Cumulative Completions (A)			807	1546	2165	2680	3056	3958	4755	5360	5928	6413	6873	7333	7793	8203	8563	8873	9183	9493	
PLAN - housing requirement 515 dwellings per annum			515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515	515
Cumulative requirement (using 515 dpa) (B)			515	1030	1545	2060	2575	3090	3605	4120	4635	5150	5665	6180	6695	7210	7725	8240	8755	9270	
515dpa + 5%			538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538
Cumulative 515dpa + 5%			538	1076	1614	2152	2690	3228	3766	4304	4842	5380	5918	6456	6994	7532	8070	8608	9146	9684	
MONITOR - No. of dwellings above or below housing requirement (A-B)			292	516	620	620	481	868	1150	1240	1293	1263	1208	1153	1098	993	838	633	428	223	
MANAGE - Annual requirement taking account of past/projected completions			515	498	483	474	471	478	443	410	391	371	357	342	323	295	267	236	199	87	

Housing Trajectory 2023/24 – 2040/41



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Examination of West Berkshire Local Plan 2022-2039

Inspector: William Fieldhouse BA (Hons) MA MRTPI

Programme Officer: Ian Kemp

Tel: 07723009166

Email: ian@localplanservices.co.uk

Examination webpage: <https://www.localplanservices.co.uk/westberkshirelpr>

IN38: main modifications consultation

Introduction

Examination hearings were held between 8 May and 3 October 2024. The Council has responded to all of my action points, the last response being published on 15 October 2024¹. A revised schedule of the Council's proposed main modifications, along with updated sustainability appraisal and habitat regulations assessment reports, are now being finalised by the Council.

Main modifications consultation

For the reasons that I have set out in previous notes, and will be explained more fully in my final report, I am satisfied at this stage of the examination that the main modifications proposed by the Council in response to my action points are all necessary to address soundness issues and will be effective in so doing. However, this is without prejudice to my final conclusions which will ultimately be made having regard to representations in response to the forthcoming public consultation, in addition to all of the evidence currently before me.

The Plan was submitted for examination in March 2023 and, for various reasons, it has taken over one and a half years to reach this stage. The Government has recently reiterated the importance of getting up to date plans in place as soon as possible, and to avoid unduly protracted examinations². The Council should therefore carry out public consultation on the proposed main modifications, changes to the policies map, and updated sustainability appraisal and habitat regulations assessment reports as soon as possible. This should be for a minimum six week period and be undertaken having regard to the Council's Statement of Community Involvement in a similar manner to that in which it would be carried out under regulation 19.

¹ EXAM61 response to IN37 (action points from October hearing sessions).

² Letter from Matthew Pennycook (Minister of State) to Paul Morrison (Chief Executive of the Planning Inspectorate) <https://www.gov.uk/government/publications/local-plan-examinations-letter-to-the-chief-executive-of-the-planning-inspectorate-july-2024>

Representations about the consultation documents should be sent to the Council, not the Programme Officer. Information about how to make representations will be provided on the Council's website, with links to that from the examination website.

At the end of the consultation period, the Council should forward the representations to the Programme Officer as soon as possible. **Within four weeks of the end of the consultation period** the Council should then submit a report listing all of the representations; a brief summary of the main issues raised; and the Council's brief response to those main issues. I will consider all of the representations, and the Council's responses to them, before finalising my report.

Unless I consider it essential to deal with substantial issues raised in representations about the proposed main modifications, or to ensure fairness, no further hearing sessions will be held after the consultation period.

My report and recommendations

At the end of the examination I will send my report to the Council. If I have been asked to do so by the Council, this will recommend the main modifications that I conclude are necessary to make the Plan legally compliant and sound as required by section 20(7C) of the 2004 Act.

The Council should therefore confirm in writing that it wishes me to recommend modifications to the Plan to make it legally compliant and sound. This could be done when it has finalized the main modifications schedule and other documents for public consultation, or when it submits its report of the main modifications consultation.

Additional (minor) modifications

The Council can make minor changes to the Plan when it is adopted in addition to the main modifications. Such changes ("additional modifications") would not materially affect the Plan's policies and proposals, but rather would relate to matters such as typographical errors, minor editing, and factual or name changes. These would not be matters for my consideration.

Queries

Any queries about the consultation exercise should be taken up with the Council, rather than the Programme Officer.

William Fieldhouse

22 October 2024

West Berkshire Local Plan Review 2022-2039

Habitats Regulations Assessment (HRA)
Addendum of Proposed Main Modifications

November 2024

1. Introduction

- 1.1 This addendum report is an update to the December 2022 HRA which accompanied the pre-submission West Berkshire Local Plan Review (LPR). The LPR was submitted for Examination in March 2023, accompanied by the final HRA Report (December 2022) together with other supporting evidence documents and the Sustainability Appraisal.
- 1.2 The December 2022 HRA report (including both screening and Appropriate Assessment) was prepared to address the policies and proposals for the Publication (Regulation 19) version of the LPR. The HRA was published for consultation alongside the LPR for a period of 6 weeks from 20th January 2023 to 3rd March 2023. Natural England was consulted and did not identify any concerns.
- 1.3 This document has been prepared to address the implications of the Main Modifications to the LPR which have been proposed following the Examination hearings that were held between May – October 2024. The document reviews the proposed Main Modifications to consider whether they would affect the findings of the December 2022 HRA in terms of likely significant effects on the integrity of any European sites. The outcomes of this review are grouped based on the chapters within the LPR and are considered in turn below. The table summarises whether the proposed modification has any implications for the 2022 HRA. Section 2 below provides a summary of the findings of this HRA Addendum. This document should be read alongside the 2022 HRA, the Schedule of Proposed Main Modifications (MM) – November 2024 (*link to be inserted*), and the Schedule of Additional (Minor) Modifications (*link to be inserted*).

2. Implications of Proposed Main Modifications to the LPR

- 2.1 The HRA Screening for the submitted LPR concluded that likely significant effects could potentially arise on the River Lambourn SAC, Kennet & Lambourn Floodplain SAC and the Kennet Valley Alderwoods SAC due to increased pressure on wastewater infrastructure as a result of proposals included within the LPR. As a result an Appropriate Assessment is required to determine what, if any, mitigation measures would be required to ensure there are no negative impacts on the identified SACs. These screening conclusions HRA are still considered to be valid.

- 2.2 The majority of the proposed Main Modifications have no implications for the HRA as they will not result in any changes to the proposed quantum or location of development. As such, only those modifications that may result in changes to the proposed quantum or location of development are discussed in this chapter.
- 2.3 One of the key modifications is the extension of the plan period by two years from 2039 to 2041 which leads to an increase in housing numbers to 9,270 from a range of 8,721 to 9,146.. In response to the interim findings to address soundness issues relating to housing land supply the Council has identified additional sites for proposed allocation.

CA12	Land at Henwick Park, Bowling Green Road, Thatcham	225
CA17	Regency Park Hotel, Bowling Green Road, Thatcham	45
PAN8	Land north of Pangbourne Hill, Pangbourne	25
TIL13	Land at Pincents Lane, Tilehurst	138
TOTAL		433

- 2.4 Additionally, the quantum of development on the North East Thatcham Strategic housing allocation Policy SP17 has been increased from 1500 dwellings to 2500. There are also Main Modifications proposed to the wording of policies. The HRA addendum has taken account of these.
- 2.5 The 2022 HRA screens Policies SP13 and SP15 and carries them forward to the next stage of the HRA and subject to an appropriate assessment. It is proposed, in the Main Modifications schedule, to delete Policies SP13 to SP15. To reflect the deletion Table 3 is updated. The proposed sites at Pincents Hill, Tilehurst and Pangbourne have been screened out as there is no potential for the proposal to result in adverse effects on the integrity of the Habitats Sites.

Settlements to receive allocations		
Site	Likely significant effect	Habitats site potentially affected
Newbury	<ul style="list-style-type: none"> Hydrology and water quality 	River Lambourn SAC Kennet and Lambourn Floodplain SAC

Thatcham	<ul style="list-style-type: none"> Hydrology and water quality 	Kennet and Lambourn Floodplain SAC
Great Shefford	<ul style="list-style-type: none"> Hydrology and water quality 	River Lambourn SAC
Kintbury	<ul style="list-style-type: none"> Hydrology and water quality 	Kennet Valley Alderwoods SAC
Lambourn (NDP)	<ul style="list-style-type: none"> Hydrology and water quality 	River Lambourn SAC

2.6 Appendix 3 of the 2022 HRA screened policy areas and settlements, and included Policies SP12 to SP15, and not the site allocations themselves. Whilst the policies are proposed to be deleted the content and screening of the sites is still considered relevant. Appendix 3 has been updated to remove references to the policies, and to include the new housing figures. The Appendix is contained towards the end of this addendum. Where changes are made deletions have been ~~struck through~~ and additions are underlined.

Newbury/Thatcham Area

2.7 The increased capacity of development at the North East Thatcham site together with the sites: Land at Henwick Park; and land east of Regency Park Hotel would result in an increase in the quantum of development in the Newbury/Thatcham spatial area during the plan period by 1,270 additional dwellings. This would result in an increase in population and households with potential wastewater impacts on water quality particularly in the Kennet and Lambourn Floodplain SAC.

2.8 None of the proposed additional sites are within the River Lambourn Nutrient Neutrality Zone (NNZ). Policies: SP6 - Flood Risk, DM6 - Water Quality, and DM7 – Water Resources & Waste Water of the LPR require mitigation measures to protect water quality. Progress has been made on mitigation measures within the District with the publication of the River Lambourn Phosphate Mitigation Solutions Report and the River Lambourn Phosphate Budget Calculator. There are policy requirements for all new development to have mitigation measures to protect water quality:

- SP11- Biodiversity and Geodiversity.
- SP6 - Flood Risk

- DM6 - Water Quality, and
- DM7 – Water

Eastern Area

- 2.9 It is not considered that the addition of 138 extra dwellings at land at Pincents Lane, Tilehurst to the quantum of development would not result in changes to the findings of the 2022 HRA. The allocation is located more than 5km from any SACs and the SPAs within and outside of West Berkshire District.

Pangbourne

- 2.10 This modification provides for a new site allocation for 25 dwellings on land north of Pangbourne Hill in the North Wessex Downs National Landscape (AONB). Because it is modest any significant effects are likely to be negligible. It therefore does not affect the conclusions of the 2022 HRA in relation to wastewater affecting water quality in the SACs, in relation to recreation access and disturbance, and in relation to air pollution. Through strategic mitigation required by policies in the LPR the potential for effects as a result of changes in the water quality of the River Lambourn SAC, Kennet and Lambourn Floodplain SAC and Kennet Valley Alderwoods SAC European sites integrity can be avoided. The site lies within 5 km of Hartslock Wood SAC, and therefore this addendum updates paragraph 4.52 of the 2022 HRA. Due to the modest size of the development and the distance to the site it is not considered that the development would result in a significant increase in recreational pressure on the qualifying features of the SAC. In relation to air pollution Hartslock Wood SAC is located more than 200m from a strategic road. The Air Quality Assessment has screened out impacts on Hartslock Wood SAC. Thus, the allocation would not result in a significant increase in air pollution.

Main Modification 78 – Duty on water companies

- 2.11 Main Modification 78 to the supporting text to Policy DM6 - To stop pollution at source. The Levelling-up and Regeneration Act 2023 created a new duty on water companies to upgrade wastewater treatment works by 1 April 2030, in catchments of Habitats Sites identified by the Secretary of State as being in an unfavourable condition due to nutrient pollution.

- 2.12 Within the Sensitive Catchment Areas, designated catchments, water companies must guarantee that waste water treatment works serving a population equivalent to more than 2,000 meet specified nutrient removal standards by 1 April 2030. Local Planning Authorities, when considering applications, will need to consider that the nutrient pollution standard will be met by the upgrade date for the purposes of Habitats Regulations Assessments.’

Air Pollution

- 2.13 The HRA screening stage has identified that a likely significant effect cannot be ruled out for the River Lambourn SAC, Kennet and Lambourn Floodplain SAC and Kennet Valley Alderwoods SAC in relation to water quality and air quality and therefore an Appropriate Assessment of the implications of the LPR under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) needs to be undertaken. Hartslock Wood SAC does not include non-physical disturbance as threats to its qualifying features.
- 2.14 The air quality study¹ supporting the LPR considered the SACs and SPA in relation to potential impacts from change in air quality as a result of the LPR. Table 5.1 of the Air Quality Assessment screened out all the Habitats sites in relation to air quality either because they are some distance from any change in traffic as a result of the LPR, or because the nature of the habitat designation means that there is unlikely to be any significant impacts. Overall, the changes in the level and pattern of growth included in the Main Modifications represents a small increase difference to the submitted Local Plan and therefore does not alter the conclusions of the 2022 HRA.

3. Implications of the Additional (Minor) Modifications to the LPR

- 3.1 The Additional Modifications comprise correction of typographical errors, ensuring consistency, for clarification, and factual changes. The factual change to remove the revoked AQMAs, in recognition that air quality has improved in Newbury and Thatcham, would not result in significant effects to air quality to require an Appropriate Assessment.

¹ West Berkshire Air Quality Study <https://www.westberks.gov.uk/local-plan-evidence>

4. Conclusion

- 4.1 The Main Modifications amount to additional development allocated in the LPR to boost the overall housing supply. The overall conclusions of the 2022 HRA remain valid. Taking account of the mitigation strategy through strategic mitigation required by policies in the LPR the potential for effects as a result of changes in the water quality of the River Lambourn SAC, Kennet and Lambourn Floodplain SAC and Kennet Valley Alderwoods SAC European sites integrity can be avoided.
- 4.2 This means that the LPR, incorporating the proposed Main and Minor Modifications, is not expected to result in adverse effects on the integrity of any European site, either alone or in-combination with other plans or projects.

Schedule of Main Modifications and Implications for HRA

Ref	Do the proposed changes affect the HRA conclusions?
Chapter 4 Development Strategy: Our Place Based Approach	
MM1	<p>No likely significant effects as modification clarifies requirements of national policy. It does not result in development.</p> <p>The proposed modification does not affect the location or quantum of development. As such the findings of the HRA would remain unaffected by these modifications</p>
MM2	No
MM3	<p>Modification clarifies the relationship between density and design and the optimum use of land. It does not result in development so no likely significant effects.</p> <p>The proposed modification does not affect the location or quantum of development. As such the findings of the HRA would remain unaffected by these modifications</p>
MM4	<p>None - This modification deals with the need for sensitive design in the AONB. It would not result in any changes to quantum or location of development proposed for allocation.</p>
MM5	<p>Justification to the Policy in supporting text. It would not result in any changes to quantum or location of development proposed for allocation.</p> <p>The implications of additional development are considered against site-specific policies below</p>
MM6	None - this does not result in any changes to the proposed location or quantum of development.
MM7	None - this does not result in any changes to the proposed quantum or location of development.
MM8	None - this does not result in any changes to the proposed location or quantum of development
MM9	None - this does not result in any changes to the proposed location or quantum of development.

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Ref	Do the proposed changes affect the HRA conclusions?
Chapter 5 Our Environment and Surroundings	
MM10	None - this does not result in any changes to the proposed quantum or location of development.
MM11	None - this does not result in any changes to the proposed quantum or location of development.
MM12	None - this does not result in any changes to the proposed quantum or location of development.
MM13	None - this does not result in any changes to the proposed quantum or location of development.
MM14	None - this does not result in any changes to the proposed quantum or location of development.
MM15	None - this does not result in any changes to the proposed quantum or location of development.
MM16	None - this does not result in any changes to the proposed quantum or location of development
MM17	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 6 Delivering Housing	
MM18	Implications of inclusion of additional sites for housing development to meet the fully assessed need are considered against the site-specific policies below.
MM19	Implications of inclusion of additional sites for housing development as a result of the extended plan period and to meet the fully assessed need are considered against the site-specific allocation policies below.
MM20	Implications of inclusion of additional sites for housing development to meet the fully assessed need are considered against the site-specific allocation policies below.
MM21	Implications of inclusion of additional sites for housing development to meet the fully assessed need are considered against the site-specific allocation policies below.

Ref	Do the proposed changes affect the HRA conclusions?
MM22	Implications of inclusion of additional sites for housing development to meet the fully assessed need are considered against the site-specific allocation policies below.
MM23	None - this does not result in any changes to the proposed quantum or location of development
MM24	None - this does not result in any changes to the proposed quantum or location of development.
MM25	<p><u>Screening</u> The proposed modifications result in an increase in the quantum of housing development in the Newbury Thatcham spatial area. Increase in population with potential wastewater impacts on water quality particularly in the Kennet and Lambourn Floodplain SAC.</p> <p><u>Appropriate Assessment</u> Proposed Policies: SP6 - Flood Risk, DM6 - Water Quality, and DM7 – Water Resources & Wastewater of the LPR require mitigation measures to protect water quality.</p> <p>Progress has been made on mitigation measures within the District with the publication of the River Lambourn Phosphate Mitigation Solutions Report and the River Lambourn Phosphate Budget Calculator.</p> <p>The increase in the housing number does not alter the conclusion of the original HRA, in relation to SP13.</p>
MM26	<p>The proposed modifications result in an increase in the quantum of housing development in the Newbury Thatcham spatial area. Increase in population with potential wastewater impacts on water quality particularly in the Kennet and Lambourn Floodplain SAC.</p> <p>Proposed Policies: SP6 - Flood Risk, DM6 - Water Quality, and DM7 – Water Resources & Wastewater of the LPR require mitigation measures to protect water quality.</p> <p>Progress has been made on mitigation measures within the District with the publication of the River Lambourn Phosphate Mitigation Solutions Report and the River Lambourn Phosphate Budget Calculator.</p>
MM27	No likely significant effects as this does not result in any changes to the proposed quantum or location of development.
MM28	Policy makes provision for affordable housing. No likely significant effects as this does not result in any changes to the proposed quantum or location of development.

Ref	Do the proposed changes affect the HRA conclusions?
MM29	No likely significant effects as this does not result in any changes to the proposed quantum or location of development.
Chapter 7 Fostering Economic Growth and Supporting Local Communities	
MM30	Modification reflects the deletion of Policy SP21 which allocated sites for employment use. No likely significant effects as this does not result in any changes to the proposed quantum or location of allocated development site. The conclusions of the 2022 HRA remain valid. Employment land allocations are not close to any of the three designated SACs in the District.
MM31	No likely significant effects as this does not result in any changes to the proposed quantum or location of allocated development.
MM32	No likely significant effects as this does not result in any changes to the proposed quantum or location of allocated development sites.
MM33	No likely significant effects as this does not result in any changes to the proposed quantum or location of allocated development sites.
MM34	No likely significant effects as this just rewording of policy to have regard to latest version of the IDP.
Chapter 8 Non-Strategic Site allocations: Our Place Based Approach	
MM35	No likely significant effects as this does not result in any changes to the proposed quantum or location of development.
MM36	<p><u>Screening</u> The proposed modifications result in an increase in the quantum of housing development in the Newbury Thatcham spatial area. Increase in population with potential wastewater impacts on water quality particularly in the Kennet and Lambourn Floodplain SAC</p> <p>None of the proposed additional sites are within the River Lambourn Nutrient Neutrality Zone (NNZ).</p> <p><u>Appropriate Assessment</u></p> <p>Proposed Policies: SP6 - Flood Risk, DM6 - Water Quality, and DM7 – Water Resources & Waste Water of the LPR require mitigation measures to protect water quality.</p>

Ref	Do the proposed changes affect the HRA conclusions?
	The additional allocations do not alter the conclusion of the original 2022 HRA, as included in Appendix 3.
MM37	None - this does not result in any changes to the proposed quantum or location of development.
MM38	None - this does not result in any changes to the proposed quantum or location of development
MM39	None - this does not result in any changes to the proposed quantum or location of development
MM40	None - this does not result in any changes to the proposed quantum or location of development.
MM41	None - this does not result in any changes to the proposed quantum or location of development.
MM42	<p><u>Screening</u> Additional housing site allocation for 225 dwellings in the Newbury/Thatcham spatial area with potential increasing impact on wastewater and water quality particularly in the Kennet and Lambourn Floodplain SAC and River Lambourne SAC.</p> <p><u>Appropriate Assessment</u> There are policy requirements for all new development to have mitigation measures to protect water quality.</p> <ul style="list-style-type: none"> • SP11- Biodiversity and Geodiversity. • SP6 - Flood Risk • DM6 - Water Quality, and • DM7 – Water <p>The proposed allocation does not alter the conclusion of the original 2022 HRA, as included in Appendix 3.</p>
MM43	<p><u>Screening</u> Additional housing site allocation for 45 dwellings in the Newbury/Thatcham spatial area with potential increasing effects on wastewater and water quality particularly in the Kennet and Lambourn Floodplain SAC and River Lambourne SAC. The site is not within the River Lambourn NNZ.</p>

Ref	Do the proposed changes affect the HRA conclusions?
	<p><u>Appropriate Assessment</u> There are policy requirements for all new development to have mitigation measures to protect water quality.</p> <ul style="list-style-type: none"> • SP11- Biodiversity and Geodiversity. • SP6 - Flood Risk • DM6 - Water Quality, and • DM7 – Water <p>The proposed allocation does not alter the conclusion of the original HRA, as included in Appendix 3.</p>
MM44	<p><u>Screening</u> The policy allocates a new site for 138 dwellings on Land at Pincents Lane, Tilehurst in the Eastern spatial area. The proposed allocation does not lie within the 5km and 7km Thames Basin Heaths SPA zone and some considerable distance from the SACs.</p> <p>Implications of additional development are considered against site-specific policy below.</p> <p>The additional allocations do not alter the conclusion of the original HRA, as included in Appendix 3.</p>
MM45	<p><u>Screening</u> The proposed allocation does not lie within the 5km and 7km Thames Basin Heaths SPA zone and some considerable distance from the SACs.</p> <p>It is not considered that the addition of 138 extra dwellings to the quantum of development would result in changes to the findings of the 2022 HRA, and therefore does not require an Appropriate Assessment.</p>
MM46	None - this does not result in any changes to the proposed quantum or location of development.
MM47	None - this does not result in any changes to the proposed quantum or location of development
MM48	None - this does not result in any changes to the proposed quantum or location of development

Ref	Do the proposed changes affect the HRA conclusions?
MM49	None - this does not result in any changes to the proposed quantum or location of development.
MM50	None - this does not result in any changes to the proposed quantum or location of development.
MM51	None - this does not result in any changes to the proposed quantum or location of development
MM52	None - this does not result in any changes to the proposed quantum or location of development
MM53	None - this does not result in any changes to the proposed quantum or location of development.
MM54	<p>The modification includes a new site allocation in Pangbourne. The site is located approximately 2 km from Hartslock Wood SAC. The original HRA 2022 identified that the main threat to the SAC's integrity is from air pollution. Recreational pressure is also a consideration.</p> <p>The implications are considered below in the site specific policy.</p>
MM55	None - this does not result in any changes to the proposed quantum or location of development.
MM56	None - this does not result in any changes to the proposed quantum or location of development.
MM57	<p><u>Screening</u> This modification provides for a new site allocation for 25 dwellings in the North Wessex Downs AONB.</p> <p>The site is located approximately 2 km from Hartslock Wood SAC. The 2022 HRA identified that the main threat to the SAC's integrity is from air pollution.</p> <p>Hartslock Wood SAC is located more than 200 metres from a strategic road likely to experience a change in traffic from the proposed development. The proposed site is of a modest scale, and thus is not likely to increase air pollution from additional vehicle traffic to the detriment of this SAC. The Air Quality Assessment screened out the Hartslock Wood SAC as it is not within 200m of any road likely to experience a change in traffic as a result of the Local Plan. Therefore, is not subject to the Appropriate Assessment test.</p> <p>Due to the modest size of the development and the distance to the site it is not considered that the development would result in a significant increase in recreational pressure on the qualifying features of the SAC, and therefore is not subject to the Appropriate Assessment test.</p>

Ref	Do the proposed changes affect the HRA conclusions?
MM58	None - this does not result in any changes to the proposed quantum or location of development.
MM59	None - this does not result in any changes to the proposed quantum or location of development.
MM60	None - this does not result in any changes to the proposed quantum or location of development.
MM61	None - this does not result in any changes to the proposed quantum or location of development.
MM62	None - this does not result in any changes to the proposed quantum or location of development.
MM63	None - this does not result in any changes to the proposed quantum or location of development.
MM64	<p><u>Screening</u></p> <p>An additional 8 dwellings are now proposed on the site. The site falls within the hydrological catchment of the River Lambourn SAC.</p> <p>The Policy requirement is for nutrient neutrality to be demonstrated. This does not affect the findings of the 2022 HRA which require mitigation, and therefore is not subject to the Appropriate Assessment test.</p> <p>Progress has been made on mitigation measures within the District with the publication of the River Lambourn Phosphate Mitigation Solutions Report and the River Lambourn Phosphate Budget Calculator.</p>
MM65	None - this does not result in any changes to the proposed quantum or location of development.
MM66	None - this does not result in any changes to the proposed quantum or location of development.
MM67	None - this does not result in any changes to the proposed quantum or location of development.
MM68	None - this does not result in any changes to the proposed quantum or location of development.

Ref	Do the proposed changes affect the HRA conclusions?
MM69	None - this does not result in any significant changes to the proposed quantum or location of development. No changes to conclusions of 2022 HRA.
MM70	None - this does not result in any changes to the proposed quantum or location of development.
MM71	None - this does not result in any changes to the proposed quantum or location of development
MM72	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 10 Development Management Policies: Our Environment and Surroundings	
MM73	None - this does not result in any changes to the proposed quantum or location of development.
MM74	None - this does not result in any changes to the proposed quantum or location of development.
MM75	None - this does not result in any changes to the proposed quantum or location of development.
MM76	None - this does not result in any changes to the proposed quantum or location of development.
MM77	None - this does not result in any changes to the proposed quantum or location of development. Modifications clarify that water companies must guarantee that waste water treatment works serving a population equivalent to more than 2,000 meet specifies nutrient removal standards by 1 April 2030. This underlines the required mitigation measures to protect water quality.
MM78	None - this does not result in any changes to the proposed quantum or location of development.
MM79	None - this does not result in any changes to the proposed quantum or location of development. Thames Water is the statutory undertaker responsible for water supply, sewerage, and sewerage disposal. Therefore, the duty for ensuring there is adequate water supply and waste water treatment infrastructure capacity lies with Thames water. As set out within the Water Cycle Study Phase 1 - Scoping (WAT1a), where a water company is concerned that a new development may impact upon their service to customers or the environment, they may request the local planning authority impose a Grampian planning condition, whereby the planning permission cannot be implemented until a third-party secures the necessary upgrading or contributions.

Ref	Do the proposed changes affect the HRA conclusions?
MM80	None - this does not result in any changes to the proposed quantum or location of development.
MM81	None - this does not result in any changes to the proposed quantum or location of development.
MM82	None - this does not result in any changes to the proposed quantum or location of development.
MM83	None - this does not result in any changes to the proposed quantum or location of development.
MM84	None - this does not result in any changes to the proposed quantum or location of development.
MM85	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 11 Development Management Policies: Delivering Housing	
MM86	None - this does not result in any changes to the proposed quantum or location of development.
MM87	None - this does not result in any changes to the proposed quantum or location of development.
MM88	Policy sets the requirements for Gypsy and Traveller housing need. It does not result in any changes to the proposed quantum or location of development.
MM89	None - this does not result in any changes to the proposed quantum or location of development.
MM90	None - this does not result in any changes to the proposed quantum or location of development.
MM91	None - this does not result in any changes to the proposed quantum or location of development.
MM92	None - this does not result in any changes to the proposed quantum or location of development.
Chapter 12 Development Management Policies: Fostering Economic Growth & Supporting Local Communities	

Ref	Do the proposed changes affect the HRA conclusions?
MM93	None - this does not result in any changes to the proposed quantum or location of development.
MM94	None - this does not result in any changes to the proposed quantum or location of development.
MM95	None - this does not result in any changes to the proposed quantum or location of development.
MM96	None - this does not result in any changes to the proposed quantum or location of development.
MM97	None - this does not result in any changes to the proposed quantum or location of development.
MM98	None - this does not result in any changes to the proposed quantum or location of development.
MM99	None - this does not result in any changes to the proposed quantum or location of development.
MM100	None - this does not result in any changes to the proposed quantum or location of development.
MM101	None - this does not result in any changes to the proposed quantum or location of development.
MM102	Modification does not affect the findings of the 2022 HRA which identified potential significant effects on SACs.
MM103	Proposed Main Modification does not affect the findings of the 2022 HRA which identified potential significant effects on SACs.
MM104	Proposed Main Modification does not affect the findings of the 2022 HRA which identified potential significant effects on SACs
MM105	None - this does not result in any changes to the proposed quantum or location of development.
MM106	None - this does not result in any changes to the proposed quantum or location of development.
MM107	None - this does not result in any changes to the proposed quantum or location of development.

Ref	Do the proposed changes affect the HRA conclusions?
Appendices	
MM108	None - this does not result in any changes to the proposed quantum or location of development.
MM109	None - this does not result in any changes to the proposed quantum or location of development.
MM110	None - this does not result in any changes to the proposed quantum or location of development.
MM111	Implications of additional development as a result of the extended plan period are considered against relevant site-specific policies and in the main addendum report.

Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
Strategic Policies							
SP13– Site Allocations Newbury & Thatcham - Development of up to 3468 <u>4738</u> new homes: <ul style="list-style-type: none"> Newbury (1883) Thatcham (1585 <u>2855</u>) 	Increased population could potentially have impacts on the Kennet and Lambourn Floodplain SAC. There could be alterations to the hydrology particularly at Thatcham and prejudice air quality along the A4 corridor and A 339.	No significant impact as SAC is upstream of Newbury and Thatcham.	No significant impact as SAC is upstream of Newbury and Thatcham.	Given the distance between the SPA and the likely location of site allocations it is unlikely there will be an impact on the SPA	Given the distance between the SAC and the likely location of site allocations it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the likely location of site allocations it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC

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Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	Additional wastewater pressure will require upgrades to wastewater and sewage infrastructure at the Newbury WwTW, additional policy wording to require early engagement with TW regarding upgrades to ensure no significant						

Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	negative impacts on SAC.						
<p>SP14– Site Allocations Eastern Area</p> <p>Development of up to 504 <u>642</u> new homes and 65 care home bed spaces</p> <ul style="list-style-type: none"> • Calcot (35) • Purley (35) • Tilehurst (65 care home beds spaces) • <u>Tilehurst (Pincents Hill) (138)</u> • Theale (200) • Burghfield Common (100) 	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	Likely site allocations are beyond <u>5km and 7km</u> from the Thames Basin Heaths SPA. However, the increase in population and traffic movement could contribute to a likely significant effect on air quality.	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	No likely significant effect. Likely site allocations are a considerable distance and downstream of the SACs	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC

Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

Policy Area	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
<ul style="list-style-type: none"> Stratfield Mortimer (110) allocated in the NDP) Woolhampton (16) Aldermaston (8 G&T pitches). 							
<p>SP15– Site Allocations in North Wessex Downs AONB</p> <p>Development of up to <u>404 437</u> new homes</p> <ul style="list-style-type: none"> Compton (140) Hungerford (NDP 55) Kintbury (20) Lambourn (65 and 	Increased the population which potentially could have impacts on the SAC from the effects on the hydrology of the sites, deterioration air quality, damage to riparian	Increased the population which potentially could have impacts on the SAC from the effects on the hydrology of the sites, deterioration air quality, damage to riparian	Increased the population which potentially could have impacts on the SAC from the effects on the hydrology of the sites, deterioration air quality, damage to riparian margins and possible introduction of non-	No likely significant effect due to distance of settlements from SPA	No likely significant effect as SAC is upstream of all likely development areas <u>and not within 200 metres of any strategic road</u>	No likely significant effect as SAC is upstream of all likely development areas	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC

Appendix 3: Screening of policy areas and settlements – amendment to 2022 HRA

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
NDP 25) • Hermitage (59 67) • Chieveley (15) • Bradfield Southend (10) • Great Shefford (15) • <u>Pangbourne (25)</u>	margins and possible introduction of non-native species.	margins and possible introduction of non-native species.	native species.		affected by <u>any development areas.</u>		

West Berkshire Local Plan Review (LPR) 2022-2039
Schedule of Proposed Changes to the Policies Map (PMC) - November 2024

The LPR Policies Map is not a Development Plan Document and therefore the Inspector is unable to recommend Main Modifications to it. However, a number of the proposed Main Modifications to the Plan’s policies do require further corresponding changes to be made to the Policies Map. These are set out below:

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Change	Reason for change
PMC1	16	Policy SP1	Amendment to the settlement boundary of Chieveley (as set out in Annex A below), as a consequence of MM3.	In response to the Inspector’s Action Point (AP10) contained within IN14
PMC2	16	Policy SP1	Amendment to the settlement boundary of Newbury around part of Sandford Park (as set out in Annex B below), as a consequence of MM3.	In response to the Inspector’s Action Point (AP27) contained within IN18
PMC3	16	Policy SP1	Amendment to the settlement boundary of Pangbourne (as set out in Annex C below), as a consequence of MM3.	In response to the Inspector’s Action Point (AP77) contained in IN30
PMC4	16	Policy SP1	Amendment to the settlement boundary of Thatcham (as set out in Annex D below) to reflect modifications to policy SP17, the inclusion of Colthrop Industrial Estate and the new allocations at Henwick Park and Land east of Regency Park Hotel (MM3).	In response to the Inspector’s Action Point (AP23) contained within IN18 and (AP76 and AP77) in IN30 . Also in response to the Inspector’s Action Point (AP77) contained within IN30

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PMC5	16	Policy SP1	Amendment to the settlement boundary of Tilehurst (as set out in Annex E below) to include the new allocation at Pincents Lane and to include the Retail Park as set out in MM3.	In response to the Inspector's Action Point (AP47) contained within IN26 and (AP77) in IN30 .
PMC6	61	Policy SP16	Amendment to the site boundary of the allocated site at Sandlesford Park (as set out in Annex F below), as a consequence of MM23.	For clarity and in order to ensure the policy is effective in achieving a comprehensive development on the site.
PMC7	65	Policy SP17	Amendment to the indicative site map for the allocated site at North East Thatcham to remove car park, country park, and green link (as set out in Annex G below), as a consequence of MM25.	For clarity and effectiveness. In response to the Inspector's Action Point AP22
PMC8	73	Policy SP20	Amendment to the boundary of Youngs Industrial Estate Designated Employment Area (as set out in Annex H below), as a consequence of MM30.	In response to the Inspector's Action Point (AP65) contained within IN27 – amend boundary of the DEA for Youngs Industrial Estate to revert back to the current boundary as shown on the Core Strategy Policies Map. This is to ensure the boundary is justified and effective with regard to the approach to development within the DEPZ.
PMC9	73	Policy SP20	Amendment to the boundary of Membury Industrial Estate Designated Employment Area (as set out in Annex I below), as a consequence of MM30.	In response to the Inspector's Action Point (AP68) contained within IN27 - boundary of the Designated Employment Area for Membury

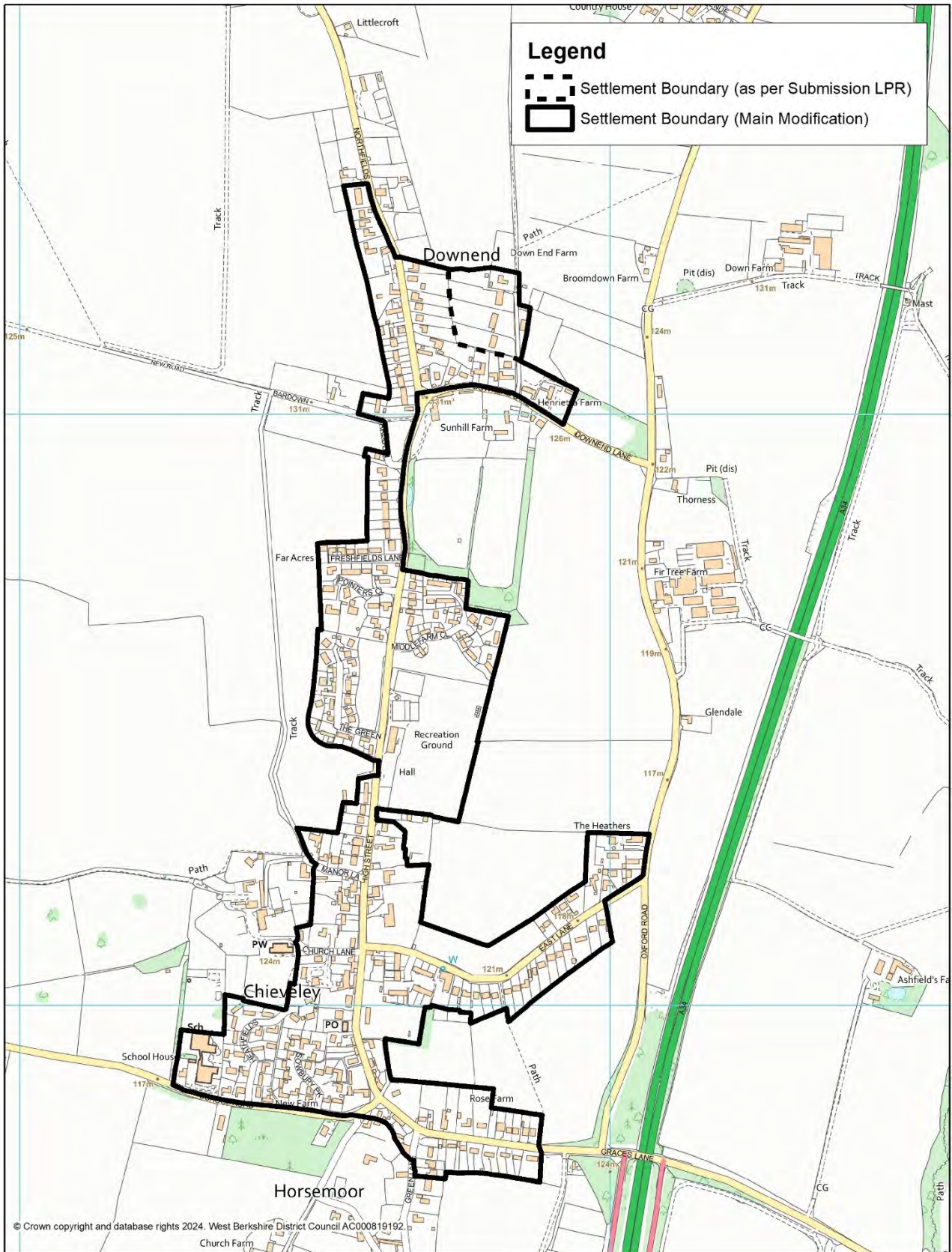
				Industrial Estate amended to include the full extent of the allocated sites ESA2 and ESA3.
PMC10	79	Policy SP22	Amendment to the Primary Shopping Area on the east side of the Kennet Centre fronting the Market Place (as set out in Annex J below), as a consequence of MM33.	In response to the Inspector's Action Point (AP71) contained within IN27 - amend to reflect existing situation and to ensure the designation is effective.
PMC11		Interactive version of the Policies Map	Amendment to ensure the interactive version of the Policies Map reflects the indicative site map and the 'hard copy' of the Policies Map in relation to RSA25 for consistency purposes.	In response to the Inspector's Action Point (AP60) contained within IN27
PMC12	-	New RSA policy – Land at Henwick Park, Bowling Green Road, Thatcham	Amendment to include the site boundary of the allocated site (as set out in Annex K below), as a consequence of MM42.	In response to the Inspector's Action Point (AP77) contained within IN30
PMC13	-	New RSA policy – Land east of Regency Park Hotel, Bowling Green Road, Thatcham	Amendment to include the site boundary of the allocated site (as set out in Annex L below), as a consequence of MM43.	In response to the Inspector's Action Point (AP77) contained within IN30
PMC14	-	New RSA policy – Land at Pincents Lane, Tilehurst	Amendment to include the site boundary of the allocated site (as set out in Annex M below), as a consequence of MM45.	In response to the Inspector's Action Point (AP77) contained within IN30

PMC15	-	New RSA policy – Land north of Pangbourne Hill, Pangbourne	Amendment to include the site boundary of the allocated site (as set out in Annex N below), as a consequence of MM57.	In response to the Inspector's Action Point (AP77) contained within IN30
PMC16	130	Policy RSA22	Amendment to the site boundary of the allocated site (as set out in Annex O below), as a consequence of MM64.	For effectiveness
PMC17	141	Policy ESA2	Amendment to the site boundary of the allocated site (as set out in Annex P below), as a consequence of MM69.	In response to the Inspector's Action Point (AP68) contained within IN27 .
PMC18	-	New policy DMXX: RAF Welford and Denison Barracks	Amendment to include the site boundary and safeguarding zones for RAF Welford (as set out in Annex Q below), as a consequence of MM94.	In response to the Inspector's Action Point (AP13) contained within IN14
PMC19	-	New policy DMXX: RAF Welford and Denison Barracks	Amendment to include the site boundary for Denison Barracks (as set out in Annex R below), as a consequence of MM94.	In response to the Inspector's Action Point (AP13) contained within IN14
PMC20	251-253	Appendix 3	Amendment to ensure the following consultation zones are accurately reflected as per Appendix 3 of the LPR for consistency purposes: <ul style="list-style-type: none"> Detailed Emergency Planning Zone (DEPZ) for AWE A and DEPZ AWE B (January 2023) Outer Consultation Zone (OCZ) (5km) for AWE A and AWE B 12km Consultation Zone for AWE A and AWE B 	In response to the Inspector's Action Point (AP12) contained within IN14

Annex A

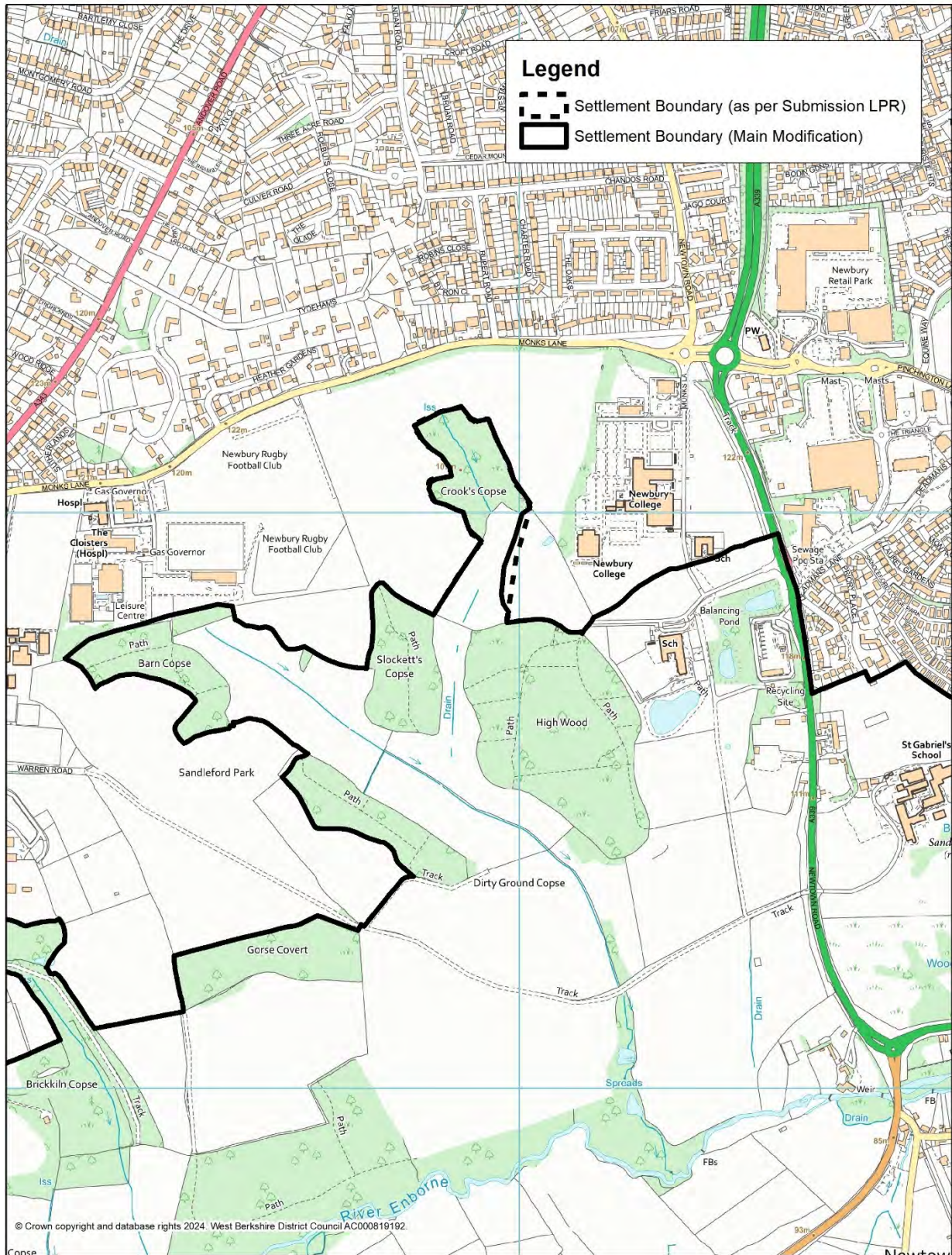
PMC1:

Chieveley Settlement Boundary



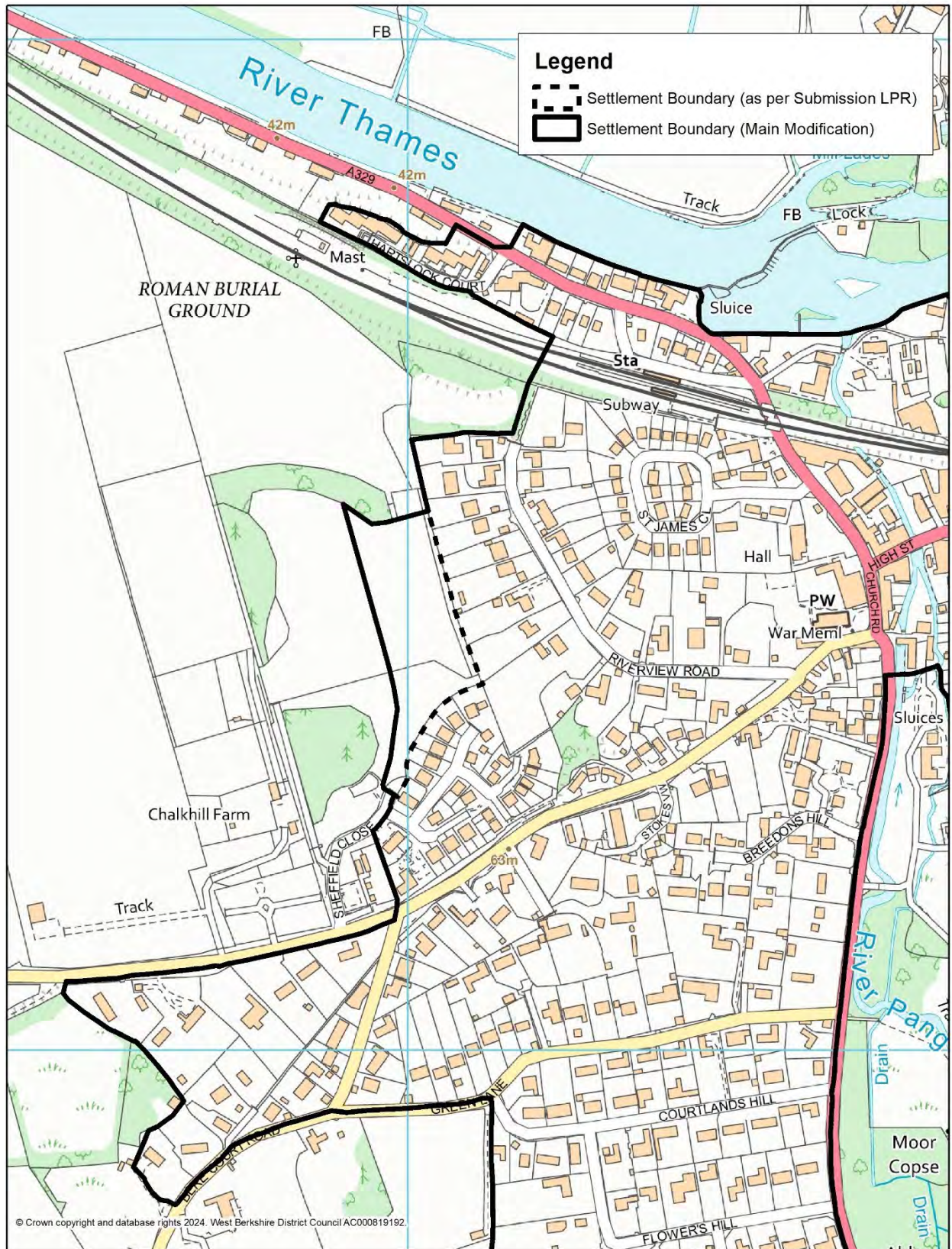
PMC2:

Newbury Settlement Boundary



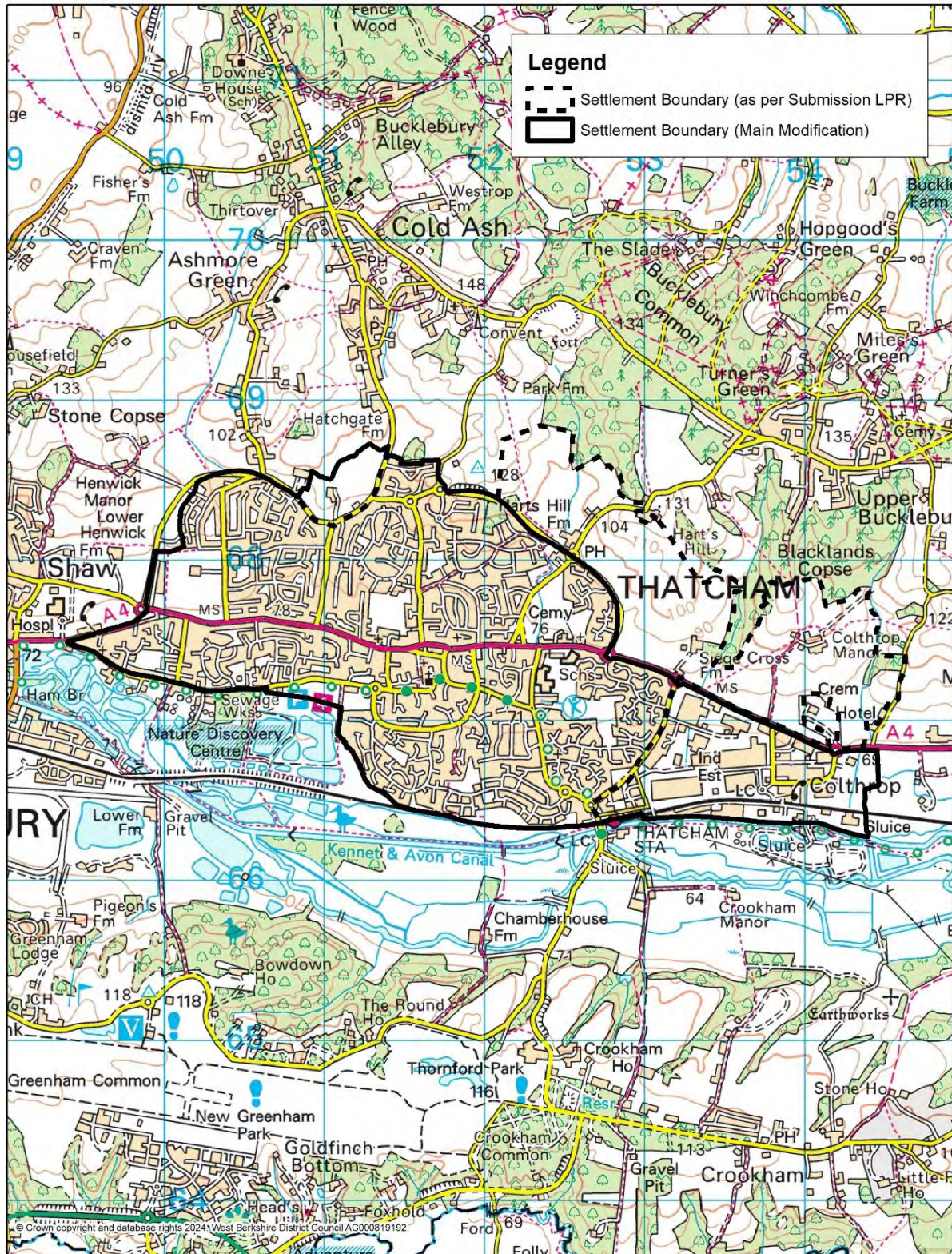
PMC3:

Pangbourne Settlement Boundary



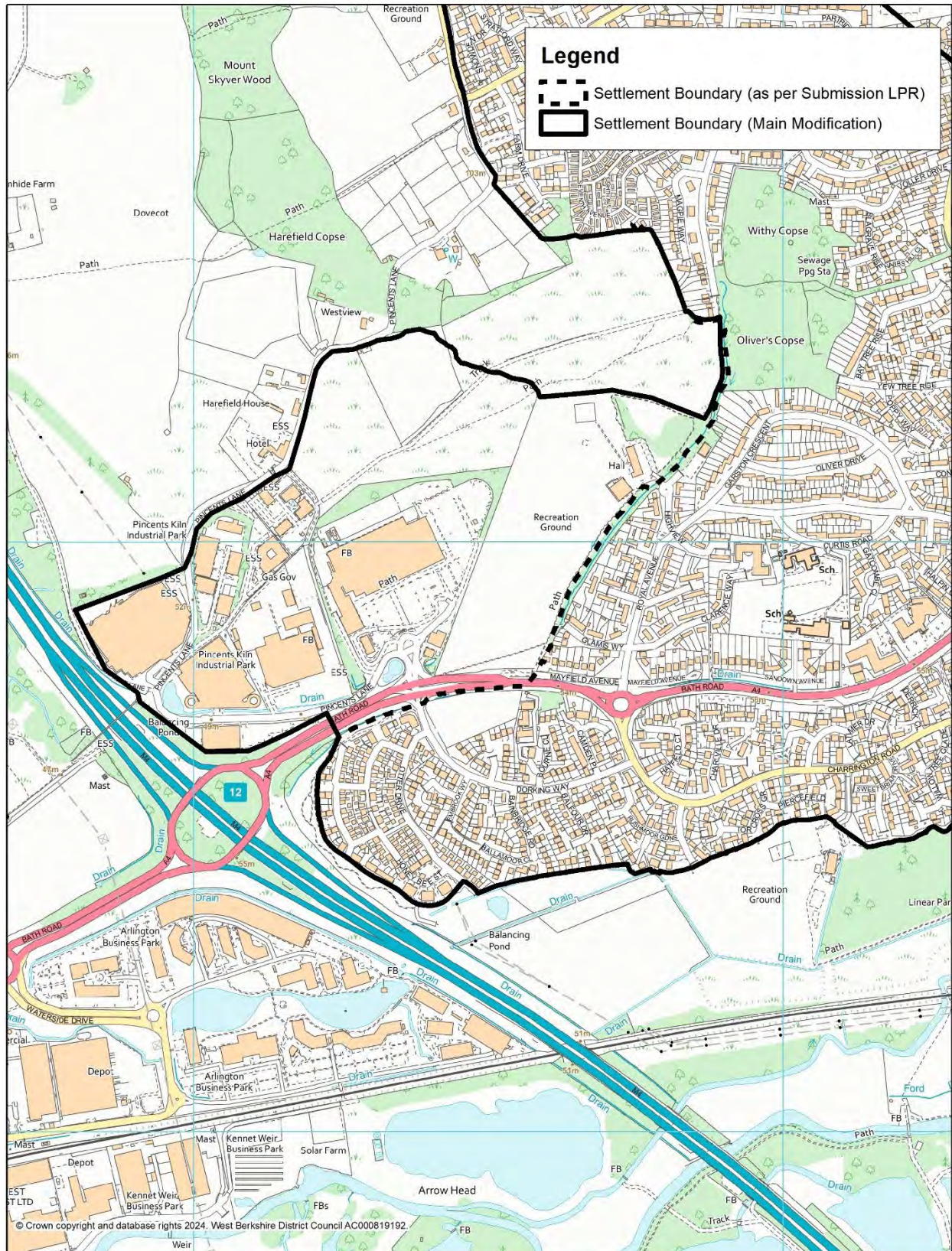
PMC4:

Thatcham Settlement Boundary



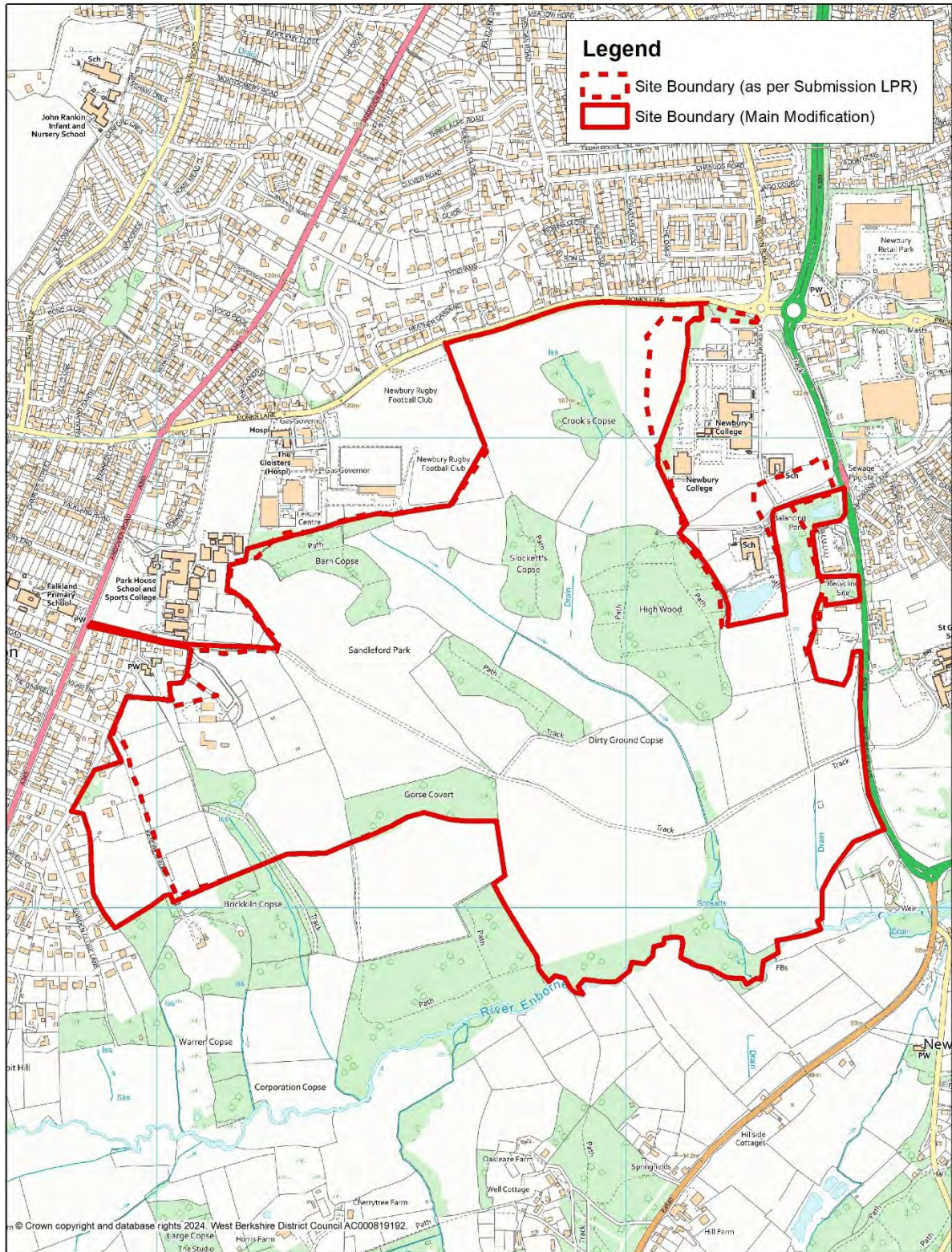
PMC5:

Tilehurst Settlement Boundary



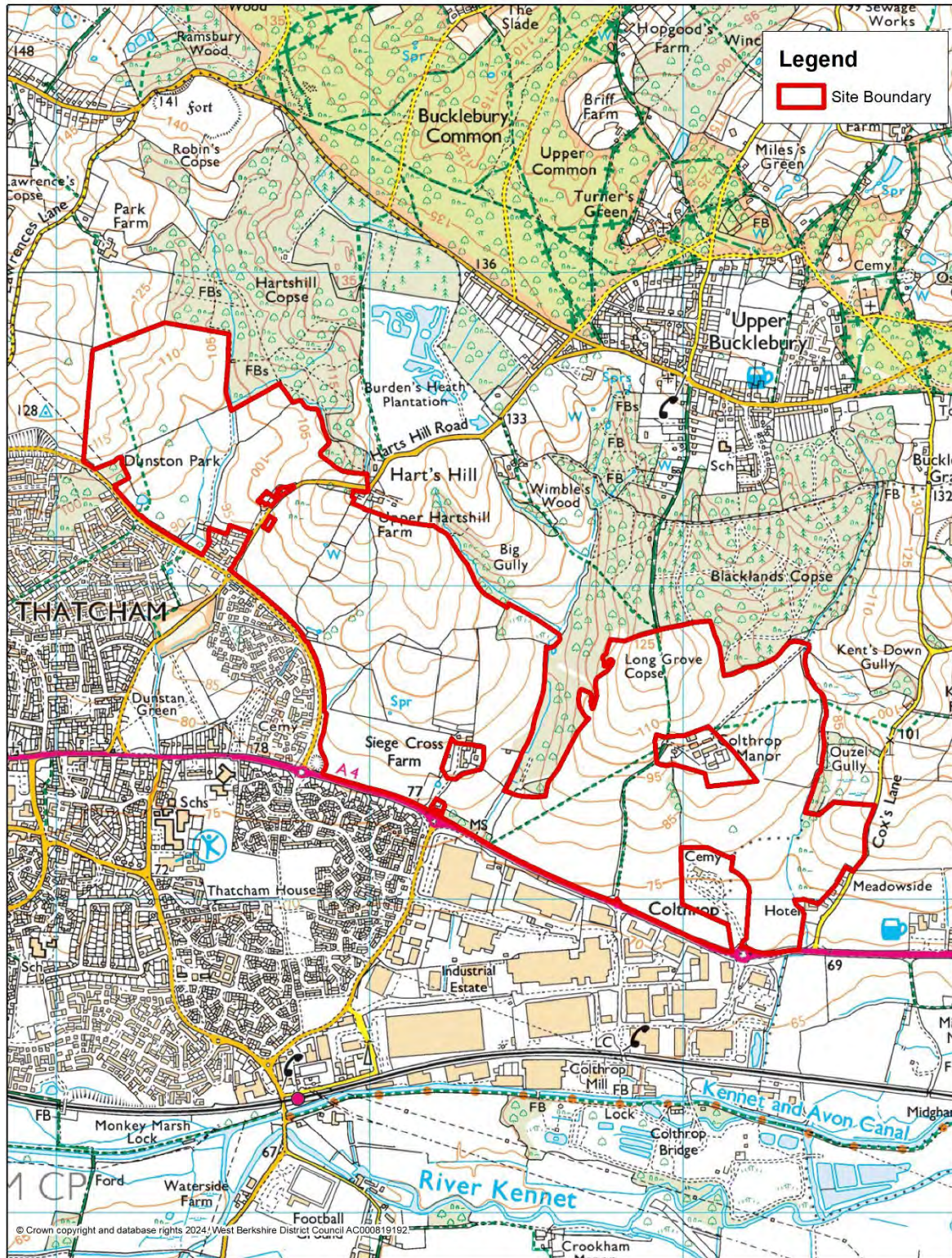
PMC6:

Sandleford Park



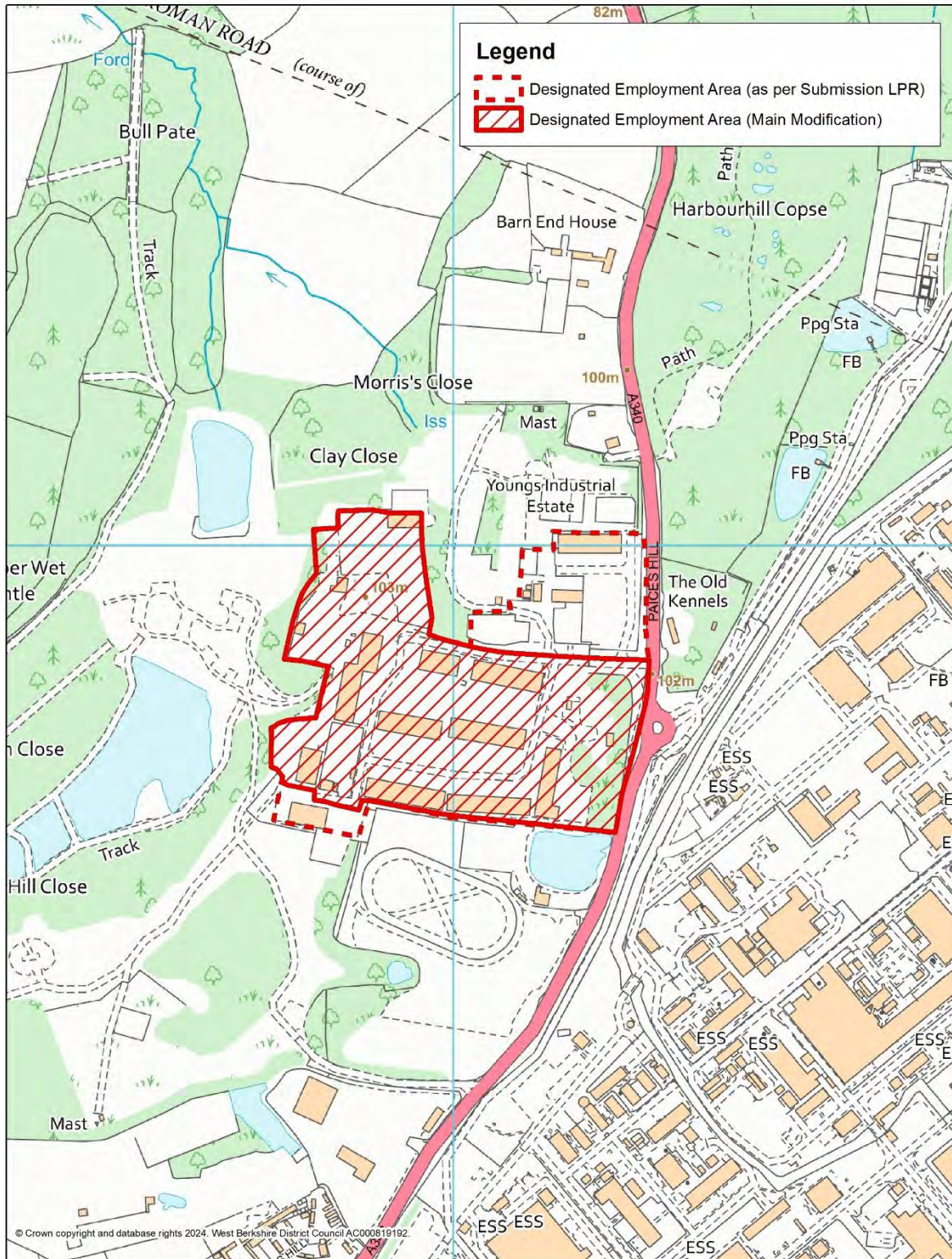
PMC7:

North East Thatcham



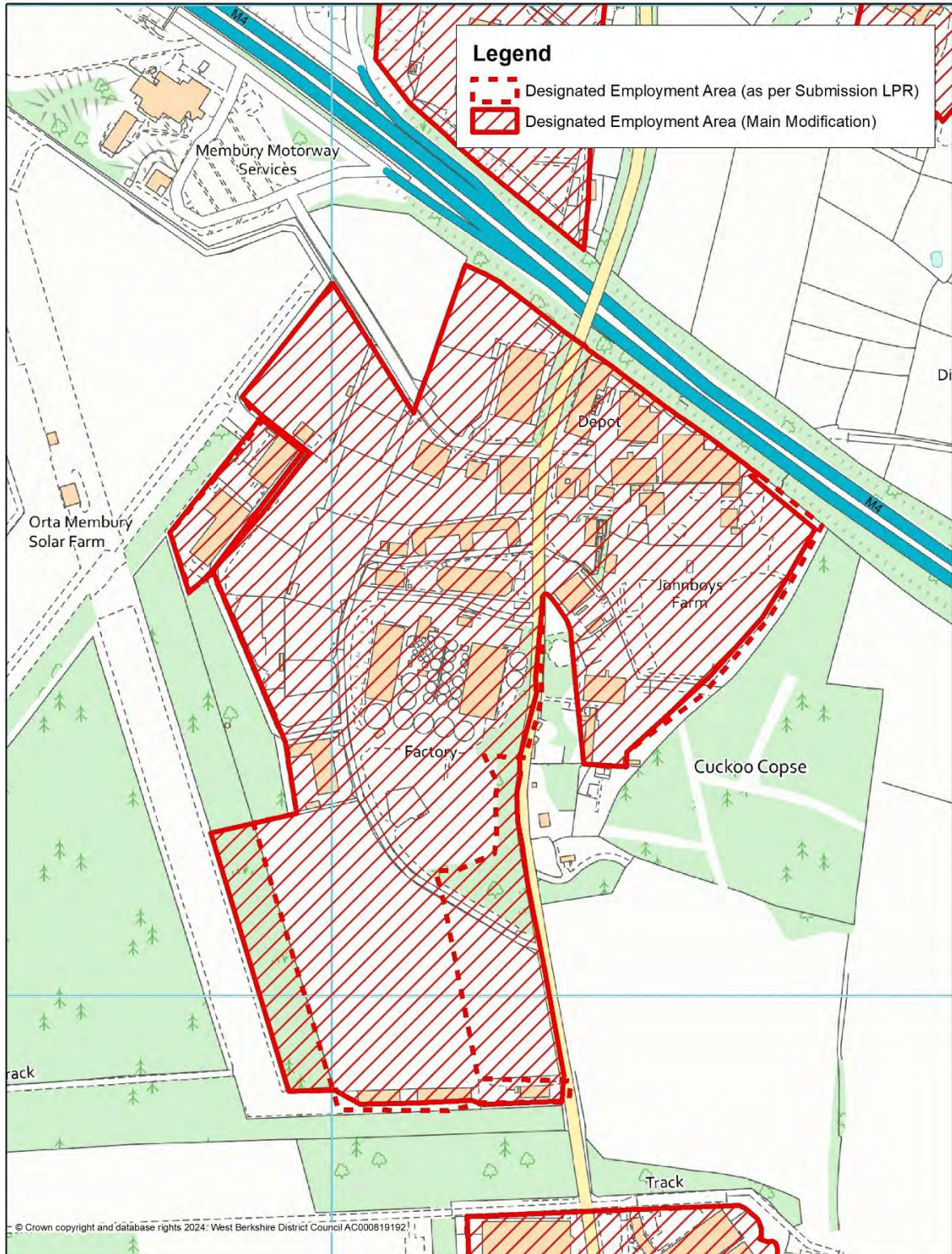
PMC8:

Youngs Industrial Estate Designated Employment Area



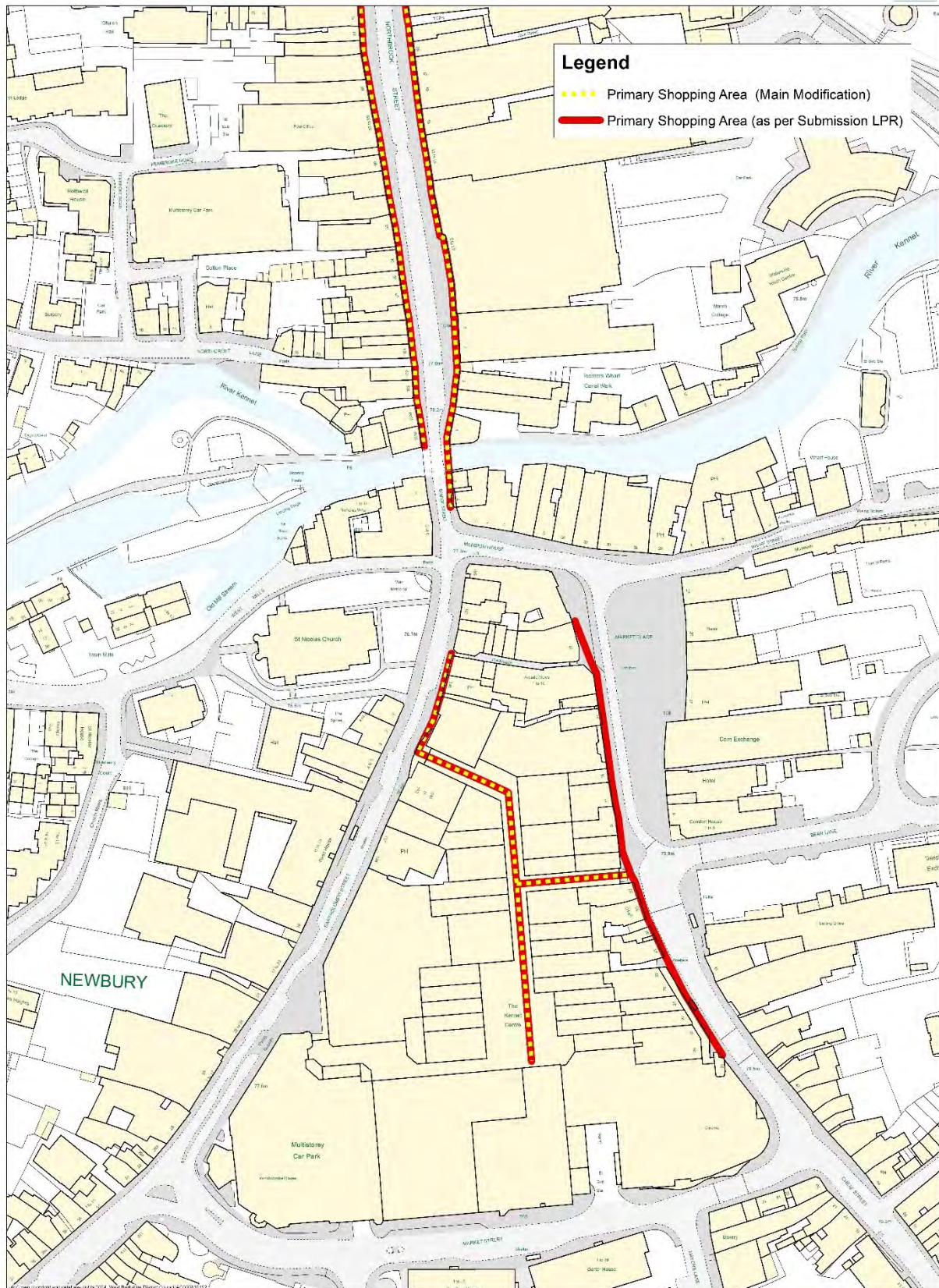
PMC9:

Membury Industrial Estate Designated Employment Area



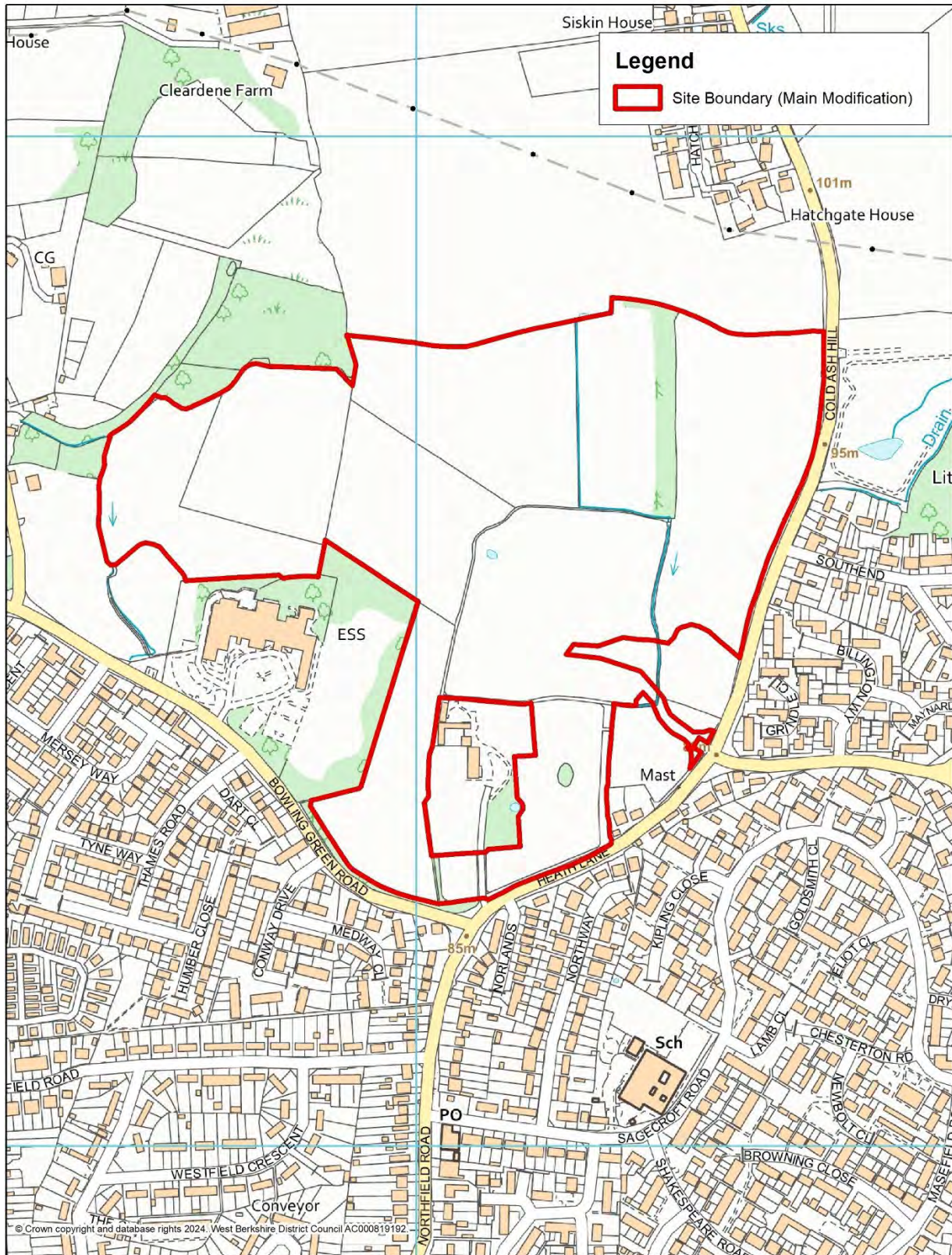
PMC10:

Primary Shopping Area, Newbury



PMC12:

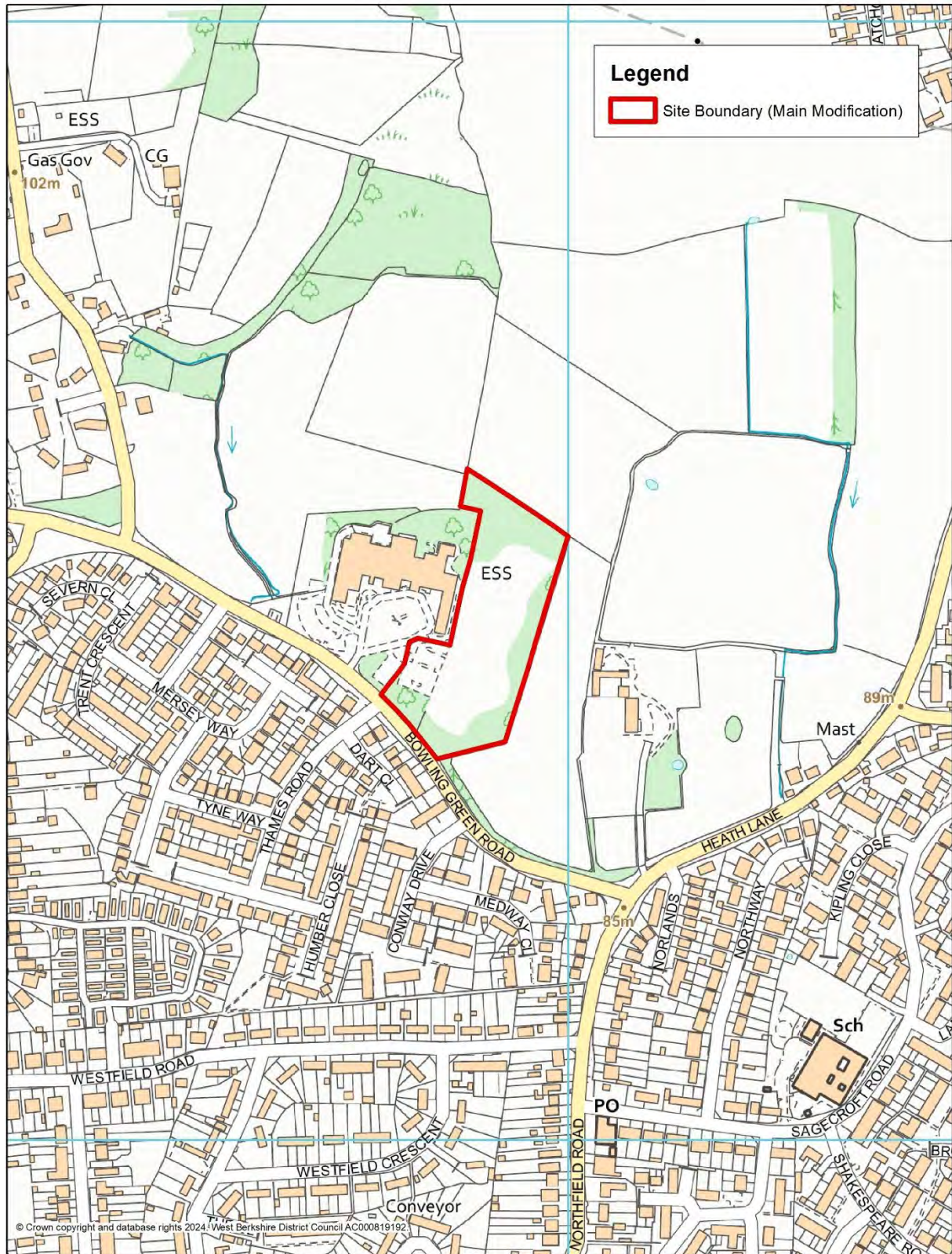
Land at Henwick Park, Bowling Green Road, Thatcham



Annex L

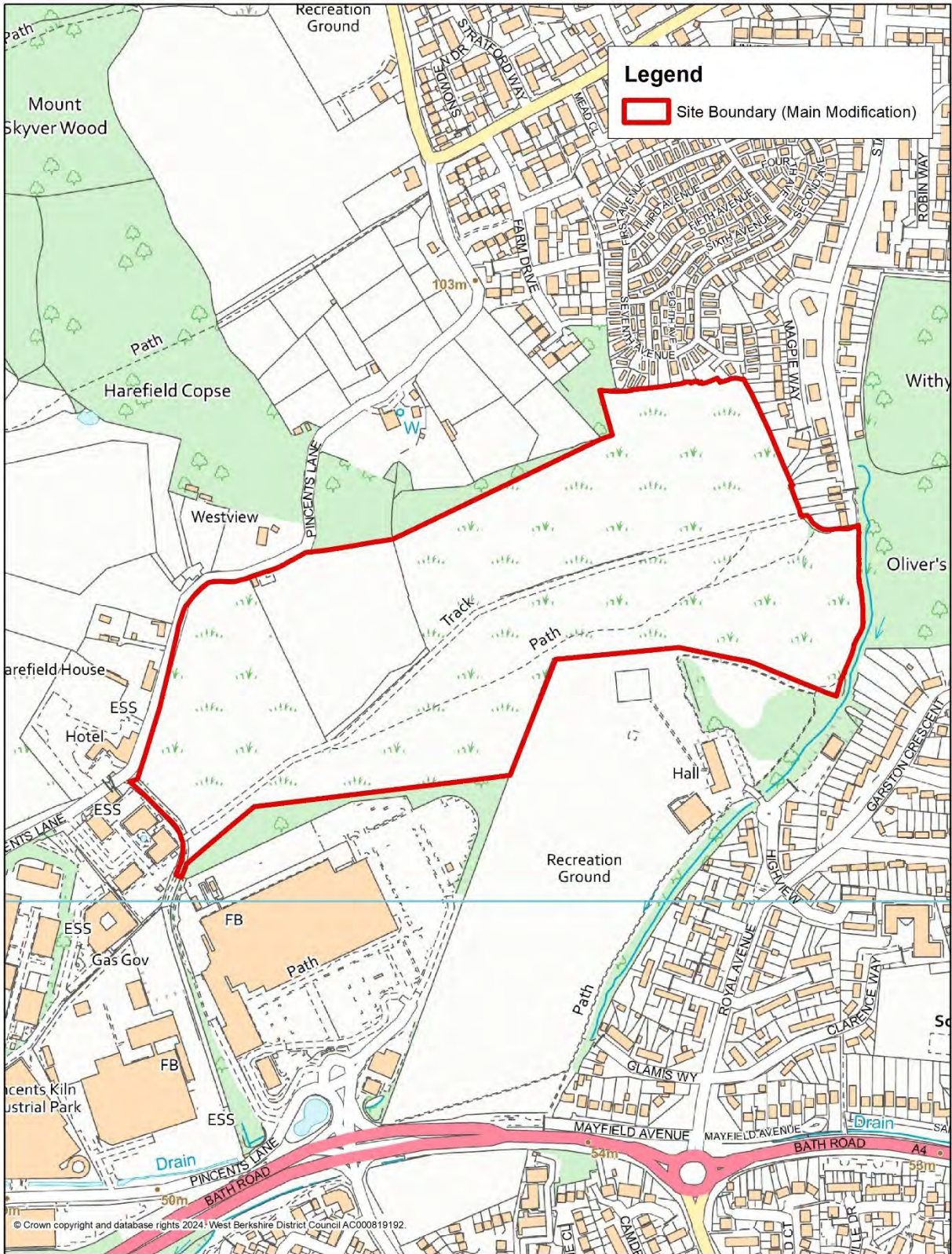
PMC13:

Land east of Regency Park Hotel, Bowling Green Road, Thatcham



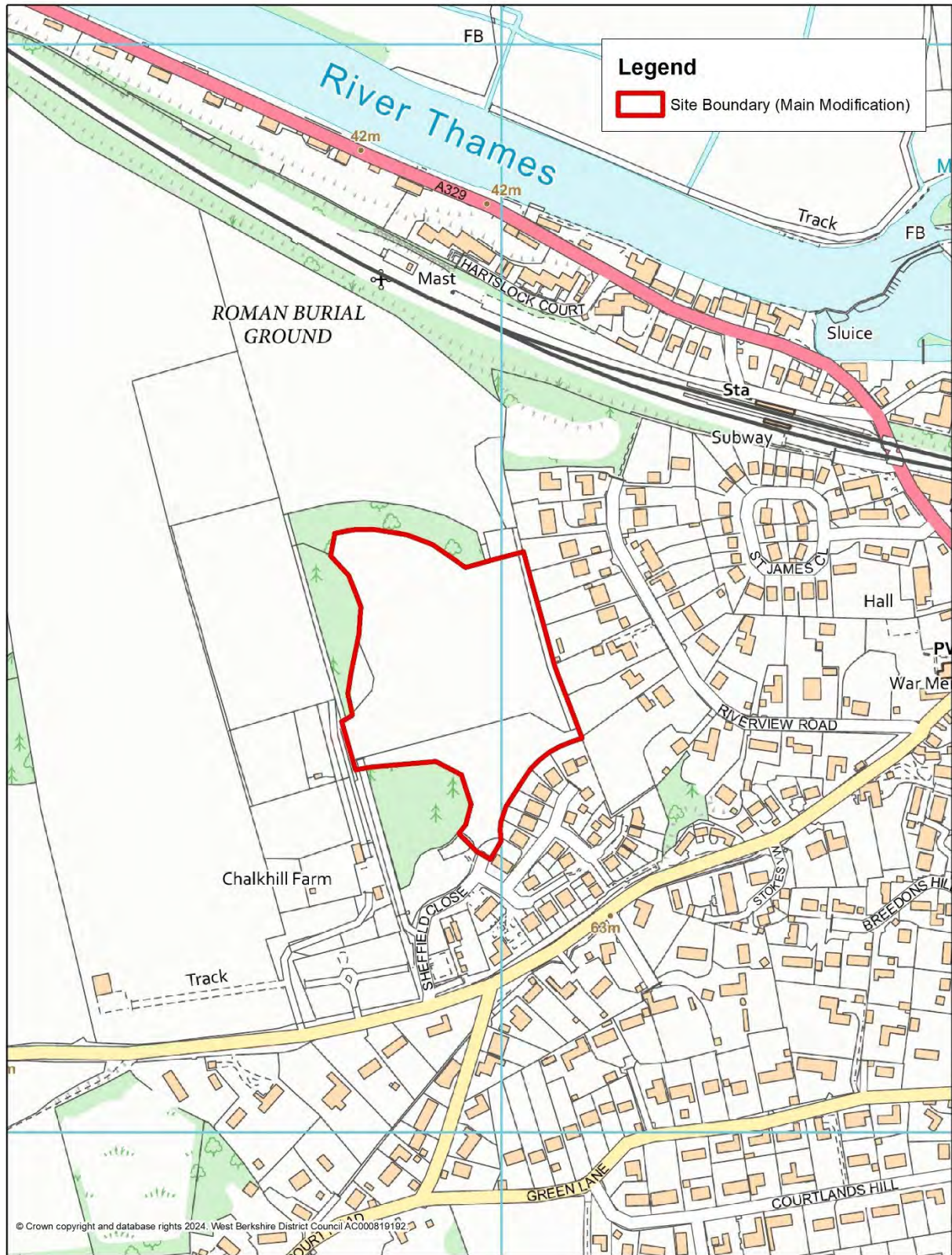
PMC14:

Land at Pincents Lane, Tilehurst



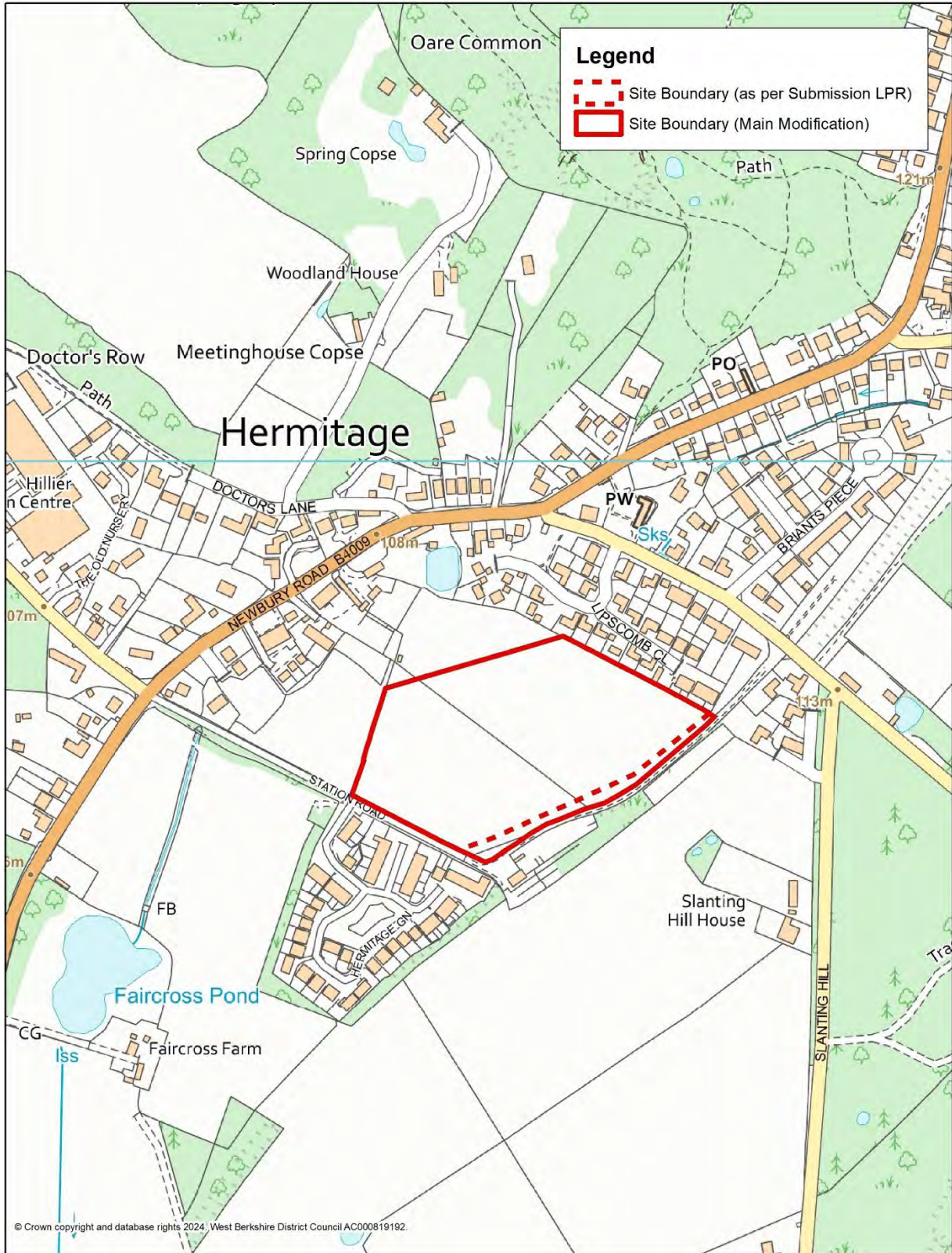
PMC15:

Land north of Pangbourne Hill, Pangbourne



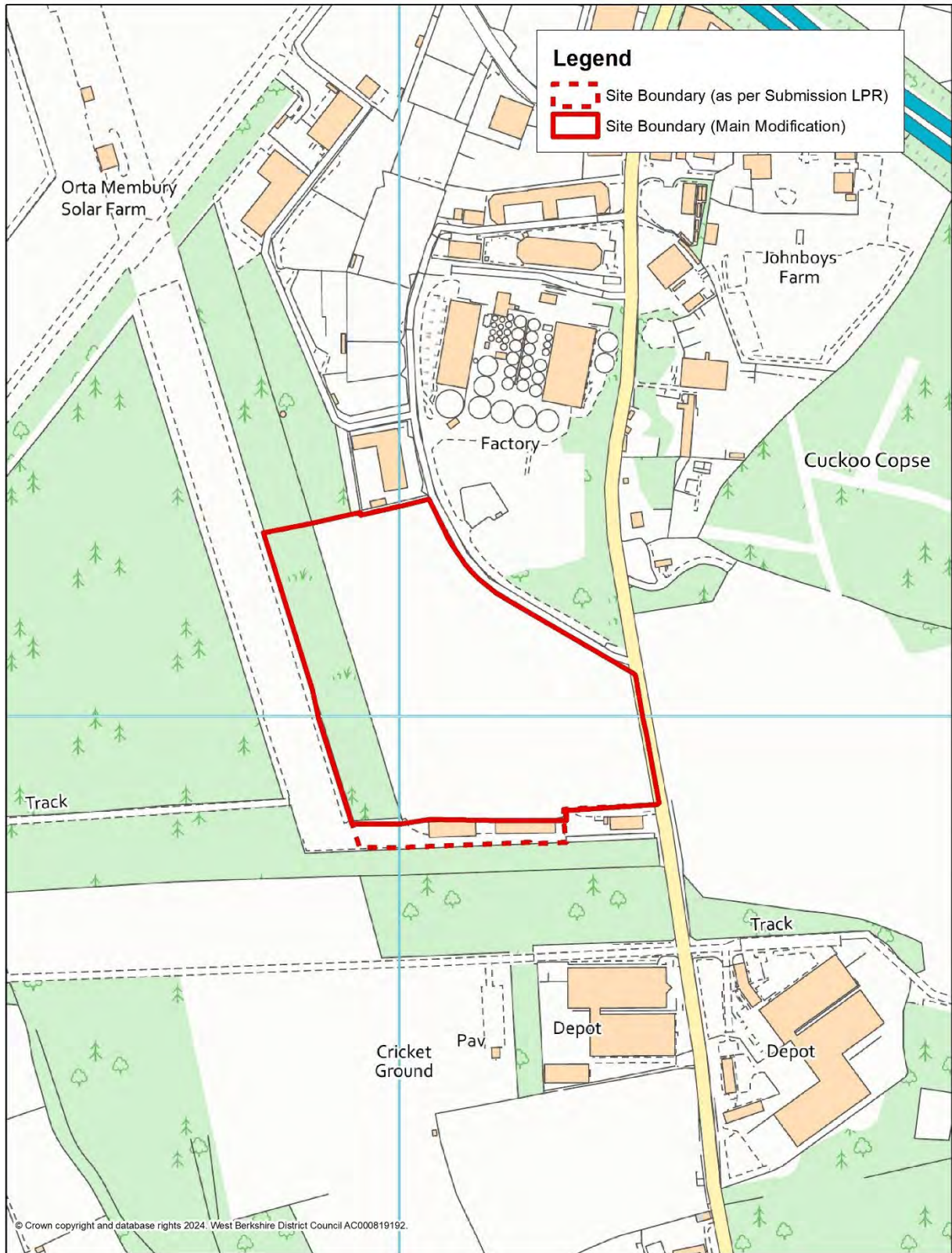
PMC16:

Land adjacent Station Road, Hermitage



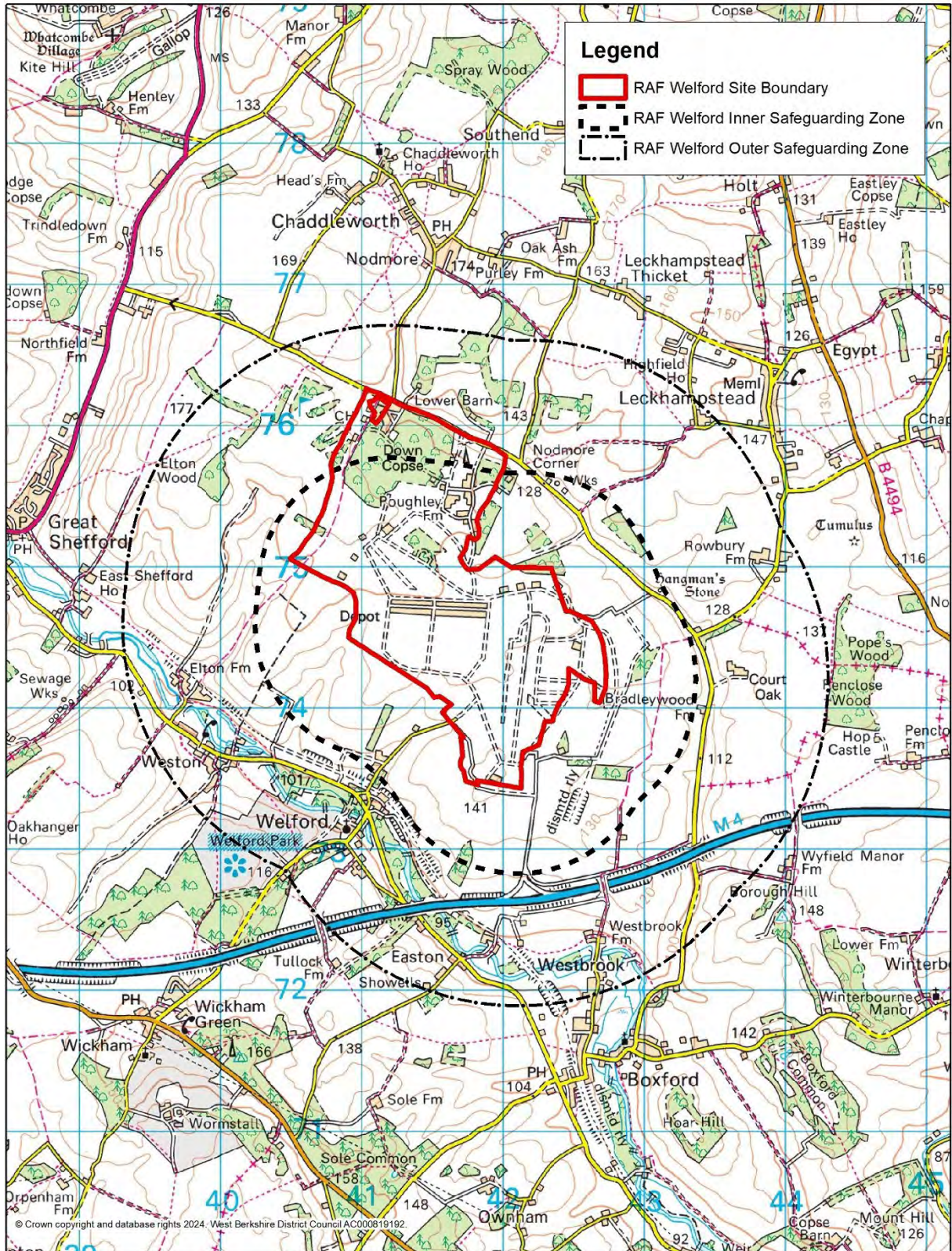
PMC17:

Land West of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands



PMC18:

RAF Welford



PMC19:

Denison Barracks

