

Meeting of West Berkshire District Council

Tuesday 9 May 2017

Summons and Agenda

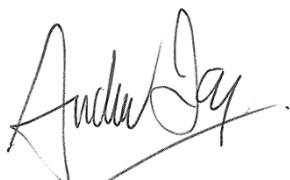


WestBerkshire
C O U N C I L

To: All Members of the Council

You are requested to attend a meeting of
WEST BERKSHIRE DISTRICT COUNCIL
to be held in the
**COUNCIL OFFICES, MARKET STREET,
NEWBURY**

on
Tuesday 9 May 2017
at 7.00pm



Andy Day
Head of Strategic Support
West Berkshire District Council

Date of despatch of Agenda: Friday 28 April 2017

AGENDA

1. **APOLOGIES FOR ABSENCE**

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

2. **CHAIRMAN'S REMARKS**

The Chairman to report on functions attended since the last meeting and other matters of interest to Members.

3. **PRESENTATIONS**

The Chairman will make Member Long Service presentations to:

For 10 years service:

- Councillor Howard Bairstow
- Councillor Hilary Cole



Agenda - Council to be held on Tuesday, 9 May 2017 (*continued*)

- Councillor Dave Goff
- Councillor Paul Hewer
- Councillor Carol Jackson-Doerge
- Councillor Mike Johnston
- Councillor Alan Law

For 20 years service:

- Councillor Peter Argyle
- Councillor Graham Jones

For 30 years service:

- Councillor Graham Pask

4. **ELECTION OF THE CHAIRMAN FOR THE MUNICIPAL YEAR 2017/18 (C3154)**

To elect the Chairman for the 2017/18 Municipal Year.

5. **APPOINTMENT OF VICE-CHAIRMAN FOR THE MUNICIPAL YEAR 2017/18 (C3155)**

To appoint the Vice-Chairman for the 2017/18 Municipal Year.

6. **MINUTES**

The Chairman to sign as a correct record the Minutes of the ordinary Council meeting held on 2 March 2017 and the extraordinary Council meeting held on 23 March 2017.
(Pages 7 - 30)

7. **DECLARATIONS OF INTEREST**

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

8. **MONITORING OFFICER'S QUARTERLY UPDATE REPORT - 2016/17 YEAR END (C3083)**

To present the Annual Governance and Ethics Committee report which includes an update on local and national issues relating to ethical standards and to bring to the attention of Members any complaints or other problems within West Berkshire.
(Pages 31 - 48)

9. **ELECTION OF THE STRONG LEADER (C3307)**

To elect the Executive Leader until May 2019.



Agenda - Council to be held on Tuesday, 9 May 2017 (continued)

10. APPOINTMENT OF THE EXECUTIVE BY THE LEADER OF THE COUNCIL FOR THE 2017/18 MUNICIPAL YEAR (C3156)

For the Leader of the Council to announce the composition of the Executive for the 2017/18 Municipal Year.

11. PROPOSED NEW MODEL FOR SCRUTINY (C3311)

To outline proposed changes to the way that scrutiny operates within the Council.
(Pages 49 - 58)

12. APPOINTMENT OF AND ALLOCATION OF SEATS ON COMMITTEES FOR THE 2017/18 MUNICIPAL YEAR (C3157)

To consider the appointment and allocation of seats on Committees for the 2017/18 Municipal Year; and to agree the Council's Policy Framework for 2017/18.
(Pages 59 - 78)

13. ADJOURNMENT OF THE MEETING

At this point, the Council meeting will be adjourned to enable the Committees appointed by the Council to meet to determine their Chairmen and Vice-Chairmen. The order of meetings is set out below:

- a) Overview and Scrutiny Management Commission
- b) Licensing Committee
- c) District Planning Committee
- d) Eastern Area Planning Committee
- e) Western Area Planning Committee
- f) Governance and Ethics Committee
- g) Personnel Committee

14. RECOMMENCEMENT OF THE MEETING

At the conclusion of the meeting of the Personnel Committee, the Council will recommence.

15. WEST BERKSHIRE DISTRICT COUNCIL HOUSING SITE ALLOCATIONS DEVELOPMENT PLAN DOCUMENT (C3227)

To inform Council of the receipt of the Inspector's Report into the Examination of the West Berkshire District Council Housing Site Allocations Development Plan Document (HSA DPD); and to consider the adoption of the HSA DPD as attached in Appendix A.
(Pages 79 - 328)



16. WEST BERKSHIRE MINERALS AND WASTE LOCAL PLAN - PREFERRED OPTIONS CONSULTATION (C3273)

To consider approval of the publication of the Preferred Options Consultation for the West Berkshire Minerals and Waste Local Plan for a six week period in accordance with the West Berkshire Statement of Community Involvement. In addition, approval is required for the publication of a number of supporting documents.

(Pages 329 - 604)

17. STRATFIELD MORTIMER NEIGHBOURHOOD DEVELOPMENT PLAN (C3286)

To consider the officer recommendation that the examiner's decision on the Stratfield Mortimer Neighbourhood Development Plan (NDP) (ie. that it should not proceed to referendum) is not followed and the NDP does progress to referendum. This is as a result of new landscape evidence which West Berkshire District Council (WBDC) officers consider overcomes the concerns raised by the examiner in his report.

(Pages 605 - 794)

18. PROPERTY INVESTMENT STRATEGY (C3283)

To provide a formal policy for the acquisition of commercial investment properties that will provide a balanced investment portfolio from which West Berkshire Council can derive a long term, sustainable revenue stream; to convey the key elements and seek approval to the implementation of a Property investment Strategy; to seek approval to the formal governance arrangements for the acquisition and disposal of commercial investment property and ongoing management of the investment portfolio; and to agreed the acquisition and disposal of building assets up to a value of £10m by way of delegated authority. **(Pages 795 - 854)**

19. LICENSING COMMITTEE

The Council is asked to note that since the last meeting of the Council, the Licensing Committee has not met.

20. PERSONNEL COMMITTEE

The Council is asked to note that since the last meeting of the Council, the Personnel Committee has not met.

21. GOVERNANCE AND ETHICS COMMITTEE

The Council is asked to note that since the last meeting of Council, the Governance and Ethics Committee met on 24 April 2017 and also held a special meeting on 24 April 2017. Copies of the Minutes of these meetings can be obtained from Strategic Support or via the [Council's website](#).

22. DISTRICT PLANNING COMMITTEE

The Council is asked to note that since the last meeting of the Council, the District Planning Committee has not met.

Agenda - Council to be held on Tuesday, 9 May 2017 (continued)

23. OVERVIEW AND SCRUTINY MANAGEMENT COMMISSION

The Council is asked to note that since the last meeting of the Council, the Overview and Scrutiny Management Commission has not met.

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



Agenda Item 6.

DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

COUNCIL

MINUTES OF THE MEETING HELD ON

THURSDAY, 2 MARCH 2017

Councillors Present: Steve Ardagh-Walter, Peter Argyle, Howard Bairstow, Pamela Bale, Jeremy Bartlett, Dominic Boeck, Graham Bridgman, Paul Bryant, Anthony Chadley, Keith Chopping, Jeanette Clifford, Hilary Cole, Richard Crumly, Rob Denton-Powell, Lee Dillon, Lynne Doherty, Billy Drummond, Adrian Edwards, Marcus Franks, James Fredrickson, Dave Goff, Nick Goodes, Clive Hooker, Carol Jackson-Doerge (Vice-Chairman), Marigold Jaques, Mike Johnston, Graham Jones, Rick Jones, Alan Law, Tony Linden, Mollie Lock, Gordon Lundie, Tim Metcalfe, Ian Morrin, Graham Pask, Anthony Pick, James Podger, Garth Simpson, Richard Somner, Virginia von Celsing, Quentin Webb (Chairman), Emma Webster and Laszlo Zverko

Also Present: John Ashworth (Corporate Director - Environment), Derek Carnegie (Team Leader - Development Control), Nick Carter (Chief Executive), Andy Day (Head of Strategic Support), Martin Dunscombe (Communications Manager), Melanie Ellis (Chief Accountant), Shiraz Sheikh (Principal Solicitor), Andy Walker (Head of Finance) and Rachael Wardell (Corporate Director - Communities), Moira Fraser (Democratic and Electoral Services Manager) and Linda Pye (Principal Policy Officer)

Apologies for inability to attend the meeting: Councillor Jeff Beck, Councillor Dennis Benneyworth, Councillor James Cole, Councillor Roger Croft, Councillor Sheila Ellison, Councillor Manohar Gopal, Councillor Paul Hewer, Honorary Alderman Royce Longton, Councillor Alan Macro, Honorary Alderman Joe Mooney, Honorary Alderman Andrew Rowles and Honorary Alderman Alan Thorpe

Councillor Absent: Councillor Anthony Stansfeld

PART I

69. Chairman's Remarks

Councillor Quentin Webb stated that it was with great sadness and shock that the Council had learned about the accident involving the Leader of the Council and his wife Zelda. Members were asked to observe a minute's silence and reflection time.

The Chairman reported that since the last ordinary meeting of Council he had attended 29 events, the Vice Chairman had attended five events and Councillor Jeff Beck had covered one event on behalf of the Chairman.

70. Minutes

The Minutes of the meetings held on 8 December 2016 and the extraordinary meeting on the 7 February 2017 were approved as true and correct records and signed by the Chairman.

71. Declarations of Interest

The Deputy Monitoring Officer announced that in respect of items 15 and 16 (Capital Strategy and Programme 2017/18 to 2021/22 and Revenue Budget 2017/18): all Members had completed an Application for a Grant of a Dispensation in relation to "any beneficial interest in land within the Authority's area." The Monitoring Officer had granted the dispensation to allow all Members to speak and vote on this item.

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It was acknowledged that many of the Members were likely to be a user and or a member of their local library.

The Deputy Monitoring Officer noted that Councillors Billy Drummond, Lee Dillon, Mollie Lock, Lynne Doherty, Jeanette Clifford, Dominic Boeck, Hilary Cole, Rick Jones, Mike Johnston, Steve Ardagh-Walter, Richard Crumly, Rob Denton-Powell, Anthony Pick, Richard Somner, Adrian Edwards, Carol Jackson-Doerge, James Fredrickson, Howard Bairstow, Marigold Jaques and Dave Goff had declared a personal interest in item 16 (Revenue Budget 2017/18) by virtue of the fact that they were dual hatted Members and a number of proposals would affect them in that capacity. It was deemed that these interests would be personal.

Councillor Marigold Jaques was a trustee of the Citizens Advice Bureau. As she had a fiduciary duty to this trust she declared that, in respect of Agenda Item 16 (Revenue Budget 2017/18), as she had an Other Registrable Interest she would leave the Chamber during the discussion of this item and would not take part in the vote.

Councillor Carol Jackson-Doerge was a trustee of the Corn Exchange. As she had a fiduciary duty to this trust she declared that, in respect of Agenda Item 16 (Revenue Budget 2017/18), as she had an Other Registrable Interest she would leave the Chamber during the discussion of this item and would not take part in the vote.

A number of other personal interests were also declared in relation to Item 16 (Revenue Budget 2017/18) and these were displayed in the Council Chamber.

Councillor	Outside Body	Other
Bale, Pamela	Governor of Pangbourne Primary School	Friends of Pangbourne Library
Edwards, Adrian		Friends of Wash Common Library
Bairstow, Howard		Friends of Wash Common Library
Jones, Rick	West Berkshire Mencap – WBC representative West Berkshire Disability Alliance	
Lock, Mollie	Member of West Berkshire Duke of Edinburgh Committee Governor of Mortimer St Mary's Junior School	Member of Stratfield Mortimer Parish Council and its Library Working Party
Lundie, Gordon		Member of the Friends of Lambourn Library Group
Bryant, Paul	Greenham Common Trust Trustee	
Jackson-Doerge, Carol	Trustee of Berkshire Maestros, Trustee of The Water Mill Governor of Burghfield St Marys School	

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Councillor	Outside Body	Other
Doherty, Lynne	Husband Co-Opted onto Shaw-cum-Donnington Parish Council	
Crumly, Richard		Member of Thatcham Town Council Library Working Party

72. Petitions

(Councillor Howard Bairstow arrived at 6.36pm)

There were no petitions submitted to this meeting.

73. Public Questions

A full transcription of the public question and answer session was available from the following link: [Transcription of Q&As](#).

- a) *A question standing in the name of Mr Nigel Whitson on the subject of the implementation of the improvements to the Bear Lane roundabout would receive a written response from the Portfolio Holder for Highways and Transport as he was not in attendance at the meeting.*
- b) *A question standing in the name of Mr Ian Waters on the subject of costs associated with the employment of temporary senior staff was answered by the Portfolio Holder for Corporate Services and External Affairs.*
- c) *A question standing in the name of Mr Ian Waters on the subject of funding for the cycle path linking Newbury and Ascot was answered by the Portfolio Holder for Highways and Transport.*
- d) *A question standing in the name of Ms Susan Millington on the subject of the potential to charge for bulky household waste disposal at the Waste Recycling Centre in Newtown Road was answered by the Portfolio Holder for Culture and Environment.*
- e) *A question standing in the name of Ms Susan Millington on the subject of pursuing fly tippers through the courts was answered by the Portfolio Holder for Culture and Environment.*
- f) *A question standing in the name of Mr Matthew Lowe on the subject of planned infrastructure changes for Kings Road was answered by the Portfolio Holder for Highways and Transport.*

74. Membership of Committees

The Deputy Monitoring Officer advised of the following changes to the membership of Committees since the previous Council meeting:

- Councillor Carol Jackson-Doerge had replaced Councillor Ian Morrin as a Member of the Personnel Committee.
- Councillor Nick Goodes would replace Councillor Manohar Gopal as a Substitute on the Eastern Area Planning Committee.

75. Licensing Committee

The Council noted that, since the last meeting, the Licensing Committee had not met.

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76. **Personnel Committee**

The Council noted that, since the last meeting, the Personnel Committee had met on 8 February 2017.

77. **Governance and Ethics Committee**

The Council noted that, since the last meeting, the Governance and Ethics Committee had met on 13 February 2017.

78. **District Planning Committee**

The Council noted that, since the last meeting, the District Planning Committee had met on 15 December 2016.

79. **Overview and Scrutiny Management Commission**

The Council noted that, since the last meeting, the Overview and Scrutiny Management Commission had not met.

80. **Investment and Borrowing Strategy 2017/18 (C3118)**

The Council considered a report (Agenda Item 13) which set out the Council's borrowing limits as set out by CIPFA's Prudential Code and recommended the Annual Investment Strategy for 2017/18.

MOTION: Proposed by Councillor Anthony Chadley and seconded by Councillor Laszlo Zverko:

That the Council:

1. **“Adopts the 2017/18 Investment and Borrowing Strategy.**
2. Formulates the Treasury Management Policy in compliance with the Local Government Act 2003 and CIPFA's Prudential Code and Code of Practice for Treasury Management”.

Councillor Chadley in introducing the report explained that the purpose of the Strategy was to confirm the Council's methodology in complying with legislation on how and where funds were borrowed from while ensuring risks were minimised. This activity was scrutinised on a regular basis by the cross party Treasury Management Group (TMG). The Strategy in essence required the Council to borrow money at the most competitive rates, and invest surplus funds where it was most attractive to do so.

In addition, the report sought approval to increase the Council's capacity to borrow funds by £50m to support the Council's strategy to invest in commercial property to generate income. It was however noted that the report only sought agreement on a new upper limit and that any additional funding could only be drawn down and used as and when it was required, and would be subject to Executive approval.

Councillor Lee Dillon commented that while, in general, he supported the Strategy, he would like the TMG to look at the risks and opportunities of securing longer term investment. Investments spanning 24 or 36 month periods were not utilised on many occasions and were likely to generate better returns. Councillor Chadley agreed that this was something that the Group could look at over the ensuing twelve month period.

The Motion was put to the meeting and duly **RESOLVED**.

81. **Medium Term Financial Strategy 2017/18 to 2019/20 (C3119)**

The Council considered a report (Agenda Item 14) concerning the rolling three year financial strategy which was designed to ensure that the financial resources, both revenue and capital, were available to deliver the Council Strategy. It enabled the Council

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to forecast and plan income and expenditure over a longer period than the annual budget. The Medium Term Financial Strategy (MTFS) should be read in conjunction with the Revenue Budget 2017-18, Capital Strategy and Investment and Borrowing Strategy reports.

MOTION: Proposed by Councillor Anthony Chadley and seconded by Councillor Gordon Lundie:

That the Council:

“approves and adopts the Medium Term Financial Strategy 2017/18 to 2019/20.”

Councillor Anthony Chadley stated that it was anticipated that £340m would be spent over the following three years. It was therefore vital that a strategy was in place to direct that expenditure in order to ensure that essential services continued to be provided for the District’s 150,000 residents. He acknowledged the volatility around budget setting in the current climate but stated that the Council, since 2010, had an excellent team, with a proven track record, for doing so. On average budgetary expenditure was within 0.35% of the budget and he thanked the Finance Team for ensuring that decisions were based on solid foundations.

Where possible the authority welcomed stability and had therefore accepted the four year settlement from Central Government. The Strategy also made sensible allowances for increases in inflation and pension costs and made provision for the revenue funding element of the Council’s Capital Programme. The Portfolio Holder for Finance and Transformation explained that the Council had a legal obligation to set a balanced budget annually.

The MTFS assisted in identifying key areas of income, for example Council Tax and Business Rates, and planned expenditure, and this in turn assisted with identifying the funding gap. Opportunities were sought to identify innovative solutions while transforming the way services were delivered as well as ways to generate income.

Some of the areas being focussed on were detailed at section 8.3 (Appendix A), and included:

- investing in commercial property with the aim of generating income;
- investing in residential property with the aim of being more cost effective in the provision of our statutory housing duties; and
- working with communities, Parish and Town Councils and neighbouring authorities in order to deliver services in a more cost effective way.

The MTFS also considered the Council’s reserves. The Authority’s S151 Officer recommended a minimum level of 5%, which equated to £5.8m. Reserves were designed to ensure that the Council could meet unexpected and unforeseen demands and pressures. While it would be an easy choice to fund the gap by using reserves it was felt that this was a risk that the Council should not take. Councillor Chadley was therefore pleased to confirm that the reserves were being replenished and maintained at this prudent level.

Councillor Lee Dillon noted the financial challenges that the Council was facing and in particular the £23m funding gap over the following three years. He felt that the Council needed to look for more opportunities for income generation and stated that incorporating realistic income targets in the Strategy would be helpful. He also noted that on the table on page 59 of the agenda, reference was made to 0% increases in Council Tax and the Adult Social Care Precept in 2018/19 and 2019/20. While he did not want to burden the local tax payer he noted the need to balance reality and optimism.

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Councillor Pamela Bale congratulated Officers and Members for producing the Strategy. She noted the reference to Business Rates Retention in paragraph 5.2 of the Executive Summary. She noted that in 2017/18 the Council would only retain 22.7% of the Business Rates it collected. An increase in the percentage the Council could retain would have a significant impact on the Council's finances. She therefore urged Members and the local Members of Parliament to continue to lobby Central Government on the issue of Business Rate retention.

Councillor Graham Jones noted that, in response to comments from Councillor Dillon, the MTFs did include income targets but that these were expressed as a net figure. These could be looked at more explicitly. In respect of comments on increases to Council Tax, he did not want to institutionalise Council Tax increases and that other methods of reducing costs needed to be explored. This included asking Parish Councils to take on some of the burdens. He wished to record his thanks to the Parish Councils that had already or were considering taking on some of the burdens once they had identified issues that were important to their communities. He recognised that they did not take on these burdens lightly.

Councillor Gordon Lundie stated that in his opinion the MTFs was the most important of all the Council's financial documents. It told the story of where the Council's funding came from and predicted the future spending envelope. The Council anticipated revenue expenditure of £117m in 2017/18 and would be investing £150m in the Capital Programme over the next five years. He noted that funding was a difficult story for local government. In 2010 the Council had received £32m in Revenue Support Grant, in 2017/18 this would have dwindled to £3.7m and it would have completely disappeared by 2019/20. There had also been a steady decrease in the level of New Homes Bonus received and by 2018/19 the Council would no longer receive any Education Services Grant.

Councillor Lundie thanked the Executive and Officers for producing the MTFs which set out a balanced budget, invested wisely while keeping Council Tax as low as possible.

Councillor Chadley stated that the MTFs set out guiding principles and valuable information for the Council to base its decision making on and therefore urged all Members to support it.

The Motion was put to the meeting and duly **RESOLVED**.

82. **Capital Strategy and Programme 2017/18 to 2021/22 (C3120)**

(All Members had been granted a dispensation by the Monitoring Officer to speak and vote on this item).

The Council considered a report (Agenda Item 15) which outlined the five year Capital Strategy for 2017 to 2022, including the Minimum Revenue Provision (MRP) Statement and the Asset Management Plans for Property and Highways. The report also set out the funding framework for the Council's five year Capital Programme for 2017/18 to 2021/22.

MOTION: Proposed by Councillor Hilary Cole and seconded by Councillor Anthony Chadley:

That the Council:

“approves the Capital Strategy and Programme 2017/18 to 2021/22.”

Councillor Hilary Cole commented that she was very pleased to be asked to propose the Capital Programme. She stated that the Programme confirmed the Council's commitment to continued investment in the future of West Berkshire. The Programme would help to deliver the Council's key priorities of:

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- Improving educational attainment and closing the educational attainment gap (£66.7m);
- Making key infrastructure improvements in relation to roads (£50m);
- Regeneration and the digital economy (£1.5m) ;
- Safeguarding children and vulnerable adults (£11.8m); and
- Supporting communities to do more to help themselves (£3.8m).

Councillor Hilary Cole noted that the Council would be investing £150m over the following five years but at a cost of only £40m to the Council. The other £110m would be funded from Government grants, s106 and CIL contributions as well as other funding sources. She congratulated Officers on the outstanding work that they had done in order to secure grant funding. During the 2017/18 financial year the Council would also start investing £50m in commercial property in order to start generating additional income.

Councillor Hilary Cole noted that in paragraph 1.4 on page 72 the first bullet point should state £120m and not £120,000 million over the next four years. She asked Members to support the recommendation subject to this correction to the report.

Councillor Lee Dillon commented that he had looked through the Programme on a line by line basis and wished to make comment on two items. He noted the inclusion of the item for Sandleford and was concerned about the risk around the scheduling of this item given the delays to the planning application. He was also disappointed that only £15k per annum had been set aside for regeneration in Thatcham.

Councillor Pamela Bale commented that the level of proposed investment was significant for an authority the size of West Berkshire. She was, however, pleased to see that the Council would continue to live within its means. She welcomed, in particular, the funding that had been set aside for road safety measures in Pangbourne.

Councillor Marcus Franks welcomed the £120m that would be invested over the following four years. He was pleased to see the inclusion of £93k for the energy efficiency programme. This project had already generated savings which had been paid back into the pot. He also noted that £30k had been set aside for community based capital projects. These schemes had already supported a number of communities across the District. He would also be making an announcement at the March District Parish Conference about a new fund related to the devolution agenda.

Councillor Jeanette Clifford welcomed the £50m investment in the highways infrastructure which was good news for the people and businesses of West Berkshire. The majority of this funding would be derived from S106 funding or from external grants. She noted that Officers were particularly good at putting together business cases in order to attract external funding and she thanked them for their endeavours.

Councillor Emma Webster welcomed the inclusion of funding for Members' Bids. She commented that while this was not a large sum of money it could make a huge difference to a community.

Councillor Alan Law reminded Members that West Berkshire Council was the second largest investor in the District. He did however caution that Members needed to be mindful of the level of capital expenditure and the associated revenue costs.

Councillor Lynne Doherty highlighted that £66.7m would be spent on education to ensure that there were sufficient school places and to maintain the existing schools. This did not only pertain to mainstream schools but would also support alternative provision of Autism Spectrum Disorder (ASD) units.

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Councillor Anthony Chadley stated that this was a comprehensive investment programme which would see £150 million invested over the following five years. The Council would however only be contributing £40m of the £150m. He thanked Officers for the work they had put into producing the Programme and also for the work that they had done to secure external grants.

He stated that the investment would not only be about investing in roads and schools but also about being innovative and changing the Council's view on how property was utilised. He highlighted the fact that the Council would be purchasing property to provide additional accommodation to prevent homelessness. The Council could look forward to similar projects where property would be purchased to fulfil service needs, thereby reducing external costs.

He noted that the Council would also be purchasing commercial property to generate income, and the Council would look at other ways to use capital expenditure in order to save the Council money.

Councillor Hilary Cole stated, in response to the query from Councillor Dillon, that she did not see any reason why the new school in the strategy would not be delivered. In response to his other query she noted that Councillor Franks had already alluded to the fact that he would be making an announcement about funding for parishes at the March District Parish Conference. She asked Members to support the recommendations.

Prior to the vote being taken the Deputy Monitoring Officer announced that the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014 (*SI 2014/165*) (2014 Regulations) came into effect on the 25 February 2014 and as a consequence the Council was required to record the names of Members voting for and against the budget proposals.

For the Motion:

Councillors Steve Ardagh-Walter, Peter Argyle, Howard Bairstow, Pamela Bale, Jeremy Bartlett, Dominic Boeck, Graham Bridgman, Paul Bryant, Anthony Chadley, Keith Chopping, Jeanette Clifford, Hilary Cole, Richard Crumly, Rob Denton-Powell, Lee Dillon, Lynne Doherty, Billy Drummond, Adrian Edwards, Marcus Franks, James Fredrickson, Dave Goff, Nick Goodes, Clive Hooker, Carol Jackson-Doerge, Marigold Jaques, Mike Johnston, Graham Jones, Rick Jones, Alan Law, Tony Linden, Mollie Lock, Gordon Lundie, Tim Metcalfe, Ian Morrin, Graham Pask Anthony Pick, James Podger, Garth Simpson, Richard Somner, Virginia von Celsing, Quentin Webb, Emma Webster and Laszlo Zverko.

The Motion was put to the meeting and duly **RESOLVED**.

83. Revenue Budget 2017/18 (C3121)

(All Members had been granted a dispensation by the Monitoring Officer to speak and vote on this item).

(Councillors Billy Drummond, Lee Dillon, Mollie Lock, Lynne Doherty, Jeanette Clifford, Dominic Boeck, Hilary Cole, Rick Jones, Mike Johnston, Steve Ardagh-Walter, Richard Crumly, Rob Denton-Powell, Anthony Pick, Richard Somner, Adrian Edwards, Carol Jackson-Doerge, James Fredrickson, Howard Bairstow, Marigold Jaques and Dave Goff declared a personal interest in Agenda Item 16 by virtue of the fact that they were dual hatted Members and a number of proposals would affect them in that capacity. As their interest was personal and not an other registrable nor a disclosable pecuniary interest they determined to take part in the debate and vote on the matter).

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(Councillor Marigold Jaques declared an other registrable interest in Agenda Item 16 by virtue of the fact that she was a trustee of the Citizen's Advice Bureau. As she had a fiduciary duty to this trust she determined to leave the Chamber during the discussion of this item and did not take part in the vote).

(Councillor Carol Jackson-Doerge declared an other registrable interest in Agenda Item 16 by virtue of the fact that she was a trustee of the Newbury Corn Exchange. As she had a fiduciary duty to this trust she determined to leave the Chamber during the discussion of this item and did not take part in the vote).

(Councillors Marigold Jaques and Carol Jackson-Doerge left the meeting at 7.25pm and returned at 8.27pm).

The Chairman clarified the rules of debate for this item which had been agreed by both Group Leaders prior to the meeting. Both Leaders would be permitted to speak for up to ten minutes and their presentations should include the submission of any amendments. All Portfolio and Shadow Portfolio Holders would be permitted to speak for up to five minutes on the Motion and amendments with all other Members being allowed two and a half minutes to speak.

The Council considered a report (Agenda Item 16) concerning the 2017/2018 Revenue Budget, which proposed a Council Tax requirement of £88.4m which, in turn, would mean a Council Tax increase of 1.99% in 2017/18 with a 3% precept ring-fenced for Adult Social Care. The Council Tax increase and Adult Social Care precept would raise £4.2m, leaving a gap of £4.7m to be met from savings and income in 2017/18.

The report also proposed the Fees and Charges schedule for 2017/18 as set out in Appendix H, the Parish Special Expenses as set out in Appendix I and recommended the level of General Reserves as set out in Appendix F and Appendix G.

MOTION: Proposed by Councillor Graham Jones and seconded by Councillor Anthony Chadley:

That the Council:

1. "Approves the 2017-18 Council Tax requirement of £88.4 million requiring a Council Tax increase of 1.99% with a 3% precept ring-fenced for Adult Social Care.
2. Approves the Fees and Charges as set out in Appendix H and the appropriate statutory notices be placed where required.
3. Approves the Parish Special Expenses as set out in Appendix I.
4. Acknowledges and notes the responses received to each of the public facing savings proposals in the public consultation exercise undertaken on the 2017/18 budget and that the Transition Grant of £1.37m be allocated as follows:
 - a) £140k to Short Breaks
 - b) £30k to Citizens Advice Bureau
 - c) £200k to Libraries
 - d) £1m to be put into a Transformation Fund, to assist West Berkshire Council to transform and improve the way it delivers its services.

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5. Notes the following amounts for the year 2017/18 in accordance with regulations made under Section 31B of the Local Government Finance Act 1992, as amended (by the Localism Act 2011):-

- a) *64,084.15 being the amount calculated by the Council, (Item T) in accordance with regulation 31B of the Local Authorities (Calculation of Council Tax Base) Regulations 1992 (as amended by the Localism Act 2011), as its council tax base for the year.*
- b) *Part of the Council's area as per Appendix M being the amounts calculated by the Council, in accordance with regulation 6 of the Regulations, as the amounts of its council tax base for the year for dwellings in those parts of its area to which a Parish precept relates.*

6. Calculates that the Council Tax requirement for the Council's own purposes for 2017/18 (excluding Parish precepts) is £88,366,272.

7. Agrees that the following amounts be now calculated by the Council for the year 2017-18 in accordance with Sections 32 to 36 of the Local Government Finance Act 1992, amended by the Localism Act 2011:-

- a) *£280,592,545 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2), (a) to (f) of the Act taking into account all precepts issued to it by Parish Councils.*
- b) *£188,154,769 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3), (a) to (d) of the Act.*
- c) *£92,437,776 being the amount by which the aggregate at 7(a) above, exceeds the aggregate at 7(b) above, calculated by the Council, in accordance with Section 31A(4) of the Act, as its Council Tax requirement for the year (Item R).*
- d) *£1442.44 being the amount at 7(c) above (Item R), all divided by 5(a) above (Item T), calculated by the Council, in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year (including Parish precepts).*
- e) *£4,071,504 being the aggregate amount of all special items (Parish precepts) referred to in Section 34(1) of the Act (as per Appendix M).*
- f) *£1378.91 being the amount at 7(d) above less the result given by dividing the amount at 7(e) above by the amount at 5(a) above, calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no special items relates.*

8. Notes that for the year 2017/18, the Police and Crime Commissioner for the Thames Valley and The Royal Berkshire Fire and Rescue Service have issued precepts to the Council in accordance with Section 40 of the Local Government Finance Act 1992 for each category of dwellings in the Council's area as indicated in Appendix M.

9. Agrees that the Council, in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, hereby sets the aggregate amounts shown in the tables in Appendix M as the amounts of Council Tax for 2017-18 for each part of its area and for each of the categories of dwellings."

Councillor Graham Jones stated that he was presenting this speech in tragic circumstances. Much of what he was going to say was based on the draft speech that Councillor Roger Croft had put together in the weeks leading up to the meeting.

He stated that Local Government had changed completely in England in December 2015 when the four year Settlement was announced. The Council's budget was cut to an

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unprecedented depth. In fact West Berkshire Council was the third hardest hit unitary authority in the country.

In terms of the context of the 2017/18 Revenue Budget the Council would receive Council Tax and other income of £98m and the authority would collect business rates of £85m, a total of £183m. If the authority was able to retain all this income it would more than cover the £117m the Council needed.

However, nationally the country's finances remained perilous and therefore it was recognised that the Government's primary focus had to be to deal with the deficit. The Administration supported the principle of making Councils more locally financially accountable.

In 2011 the equivalent of Revenue Support Grant (RSG) the Council received was over £33m and in 2017/18 it would only receive £3.7m. In addition the Valuations Office Agency had cut the Council's business rate yield by £800k every year. Councillor Graham Jones reminded Members that Local Government as a whole in England retained 50% of business rates. In 2017/18 the Council expected to collect £85m in local business rates and would have to pass £66m back to Central Government. This represented a retention rate of only 22.7% and it was expected that this retention rate would continue to fall. Over the next three year period the Council would collect £2m extra in local business rates but would pass £3m extra back to Central Government.

To replace what had been lost in the cuts to RSG the Council would need to retain at least 38% of the business rates collected. It was with regret that Councillor Graham Jones had to announce a 1.99% rise in Council Tax for the forthcoming year.

The Acting Leader explained that nearly half of the Council's budget was spent on Social Care. He reported that 28,000 people in West Berkshire were over the age of 65 and this number continued to grow by 3.3% every year. The Council's challenge, working with partners in the National Health Service, was to both maintain quality and contain cost. The enactment of the Care Act in 2014 had created an extra financial burden on the Council of £3m per annum. The Council was promised financial relief for this extra burden but this had not materialised. It was therefore with regret, that in order to maintain the Council's commitments to older people, a 3% increased ring-fenced precept had to be levied to fund Adult Social Care.

Councillor Graham Jones noted that Children and Family Services (CFS) had undertaken a programme of fundamental change to implement service improvement subsequent to their Ofsted in May 2015. The overarching aim was to improve outcomes for children, young people and their families and a range of improvements had been implemented across the service. He thanked all those involved in that journey. A number of initiatives had been implemented including the creation of a Multi-Agency Safeguarding Hub (MASH) and the formation of a new Children In Care Team.

Councillor Graham Jones highlighted the fact that the Council would continue to help communities to help themselves and it had been encouraging to see communities come together to take over some of the services that were not statutory but that were valuable to local communities.

Councillor Graham Jones noted that the Council would continue to seek ways to generate income including the joint venture with Greenham Common Trust that Councillor Roger Croft was championing. He noted the collective decision to reduce the number of Councillors from 52 to 42, despite the additional work this would place on Members. He stated that this underlined how seriously Members were about transforming the Council.

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The Council's Reserves were being kept at prudent levels and no more. The Council had listened to views emanating from the public consultation and as a consequence the Council was proposing to allocate money from the Transition Grant to short breaks, CAB and Libraries. It was also being proposed that a Transformation Fund be set up to continue the necessary changes in the way services were delivered.

Councillor Graham Jones reminded Members of the requirement to set a balanced budget and he therefore commended the Revenue Budget to Council.

Councillor Anthony Chadley in seconding the Motion reiterated the inequality of how business rates were collected and re-distributed. He too was disappointed that the Council had been forced to increase council tax by 1.99% and also had to take up the Government's proposal of a 3% precept for Adult Social Care (ASC) He noted that around a third of the Council's budget was spent on ASC. The increases would generate an additional £4.2 million of income, against a funding gap of just under £9million and would mean that the Council would be able to minimise its savings requirement. There would, however, still be a need to generate £5m worth of savings in 2017/18 or other ways of generating income.

The Council had decided to protect ASC by ring-fencing 1% of the precept as an ASC Risk Fund to mitigate against the eventuality of increases in demand that was outside its forecasting model. Councillor Chadley commented that setting the budget had not been an easy task and year on year the Council would have to keep on searching for ways to meet the ongoing demand on its services. He commented that he had read all the budget consultation responses and thanked all those residents that had participated in the consultation process. Councillor Chadley commented that difficult decisions had to be made against conflicting needs and a perfect outcome for all was not possible.

He was pleased to note that, as a result of the consultation, transitional funding would be allocated as follows: £140k for short breaks for disabled children, £200k for libraries and £30k for the Citizens Advice Bureau. The remaining £1million would be allocated to a Transformation Fund.

Councillor Lee Dillon stated that the budget was being proposed against a backdrop of cuts to vital public services. He accepted that the Council had difficult choices to make with regards to fulfilling the legal responsibility of producing a balanced budget. His Group however disagreed on which services to cut to achieve this. He hoped that the local Members of Parliament had visibility of the list of 73 savings proposals and understood their impact. He hoped that this information was being fed back to Central Government.

Councillor Dillon noted that his Group had asked for transitional funding to be secured earlier for Short Breaks which would have mitigated some of the pain arising from the cuts. It would have provided assurance to those impacted some time ago rather than worrying for the many months as they had been.

He stated that CAB provided an invaluable service to residents across the District and with more and more assessments being needed to access services and benefits the Council should be seeking to support the CAB as much as possible.

Councillor Dillon welcomed the transition funding allocated to the library service but lamented that this funding should have been dealt with much earlier in the year. He was of the opinion that the misguided approach of proposing to close all the libraries in the first instance had contributed to the delay. His biggest concern was that the transitional money was being put into a transformational fund rather than being used now when it was desperately needed.

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AMENDMENT: Proposed by Councillor Lee Dillon and seconded by Councillor Billy Drummond

That the Council:

- (i) "That the car parking tariffs be amended as per the supporting appendix which effectively reduces the increases on the first hour by 10p, with some of the estimated shortfall being met by increasing the costs on some of the longer stay options. The estimated annual budget shortfall would be £23k to be funded from the Transitional Grant.
- (ii) That the Home to School Transport (HTST) Grant be reduced from £250 to £100 instead of zero, and the shortfall funded by use of the Transitional Grant of circa £7k.
- (iii) That the proposed £200k saving relating to drainage repairs and maintenance not be approved and instead the shortfall be met using the Transitional Grant."

Councillor Dillon stated that the proposal to increase parking fees by 20p in the first hour would disadvantage shoppers and would hurt local businesses. They were therefore proposing that the price should only be increased by 10p in the first hour and that the shortfall should be met from increasing the cost of longer stay options.

His Group were also proposing that reduction in the Home to School Transport Grant be more gradual and that for 2017/18 it should be reduced to £100 instead of £0.

He stated that the lack of maintenance of drainage had contributed to both the 1967 and 2007 floods and cutting this budget might jeopardise properties in the event of a future flood. He therefore requested that the reduction in this budget be reversed. Councillor Dillon requested that each of the amendments be voted on as a separate item.

He noted that residents were being asked to pay an extra 5% in taxes in 2017/18. He accepted that 3% would be spent on the funding crisis that the country was facing with regards to Adult Social Care which he felt was an area that needed a better solution. As residents were being asked to pay more for less he could not support the budget.

Councillor Jeanette Clifford stated that if Members were minded to accept the amendment in respect of car parking charges the proposal would have to be consulted on again. This would incur a cost as a result of lost income and it was estimated that this would be in the region of £20k. In preparing the budget much thought had gone into the preparation of the fee schedule and it was deemed fairer to increase the costs for short term parking rather than to charge those people parking all day. Research indicated that it was the availability of accessible parking that attracted shoppers to an area rather than decisions based on cost. The Council had a responsibility to build a whole budget and had to live within its means and while she was reluctant to increase parking charges it was necessary in the context of the overall budget. She would therefore not be supporting that amendment.

A lot of thought had also gone into the decision to reduce the drainage budget. This was a difficult decision, work would continue but with a smaller budget and the work would be undertaken in a different way. She understood the anxiety around this issue but felt that this was the right choice.

Councillor Tony Linden commented that difficult decisions had to be made and he could therefore not support the amendments.

Councillor Lynne Doherty stated that she found the amendments pertaining to Home to School Transport to be a little confusing. As she understood it the amendment pertained

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to the subsidy afforded to some parents on a fare paying scheme. The Council had spoken to that cohort of parents in 2015 as they were the first to be affected and they were therefore aware of the removal of the subsidy. It should be noted that other parents were already paying these costs. She could therefore not support the amendment.

Councillor Billy Drummond urged Members to support the amendments proposed by Councillor Dillon.

Councillor Dillon commented that even if parents were informed about the changes to the Home to School Transport proposals in 2015 the additional costs would still be difficult for some families to manage. He reiterated that the reports commissioned after the 2007 floods had stated that the maintenance of gullies had been a contributory factor to the floods. The Authority had a duty to protect property and life.

Councillor Graham Jones stated that he did not accept Councillor Dillon's extrapolation in respect of flooding. While he noted that the Opposition could point out problems the Administration had to identify solutions. He commented that it was not possible to allocate funding for Short Breaks prior to the consultation being concluded as the Council could be deemed to have predetermined the outcome of the consultation. Delaying the removal of the subsidy for Home to School Transport would merely defer the problem. He therefore did not support the amendments.

Each of the amendments were voted on separately.

Prior to the vote being taken the Deputy Monitoring Officer announced that the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014 (*SI 2014/165*) (2014 Regulations) came into effect on the 25 February 2014 and as a consequence the Council was required to record the names of Members voting for and against the budget proposals.

For Amendment i):

Councillors Lee Dillon, Billy Drummond and Mollie Lock.

Against Amendment i)

Councillors Steve Ardagh-Walter, Peter Argyle, Howard Bairstow, Pamela Bale, Jeremy Bartlett, Dominic Boeck, Graham Bridgman, Paul Bryant, Anthony Chadley, Keith Chopping, Jeanette Clifford, Hilary Cole, Richard Crumly, Rob Denton-Powell, Lynne Doherty, Adrian Edwards, Marcus Franks, James Fredrickson, Dave Goff, Nick Goodes, Clive Hooker, Carol Jackson-Doerge, Marigold Jaques, Mike Johnston, Graham Jones, Rick Jones, Alan Law, Tony Linden, Gordon Lundie, Tim Metcalfe, Ian Morrin, Graham Pask, Anthony Pick, James Podger, Garth Simpson, Richard Somner, Virginia von Celsing, Quentin Webb, Emma Webster and Laszlo Zverko

For Amendment ii):

Councillors Lee Dillon, Billy Drummond and Mollie Lock.

Against Amendment ii)

Councillors Steve Ardagh-Walter, Peter Argyle, Howard Bairstow, Pamela Bale, Jeremy Bartlett, Dominic Boeck, Graham Bridgman, Paul Bryant, Anthony Chadley, Keith Chopping, Jeanette Clifford, Hilary Cole, Richard Crumly, Rob Denton-Powell, Lynne Doherty, Adrian Edwards, Marcus Franks, James Fredrickson, Dave Goff, Nick Goodes, Clive Hooker, Carol Jackson-Doerge, Marigold Jaques, Mike Johnston, Graham Jones, Rick Jones, Alan Law, Tony Linden, Gordon Lundie, Tim Metcalfe, Ian Morrin, Graham Pask, Anthony Pick, James Podger, Garth Simpson, Richard Somner, Virginia von Celsing, Quentin Webb, Emma Webster and Laszlo Zverko

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For Amendment iii):

Councillors Lee Dillon, Billy Drummond and Mollie Lock.

Against Amendment iii)

Councillors Steve Ardagh-Walter, Peter Argyle, Howard Bairstow, Pamela Bale, Jeremy Bartlett, Dominic Boeck, Graham Bridgman, Paul Bryant, Anthony Chadley, Keith Chopping, Jeanette Clifford, Hilary Cole, Richard Crumly, Rob Denton-Powell, Lynne Doherty, Adrian Edwards, Marcus Franks, James Fredrickson, Dave Goff, Nick Goodes, Clive Hooker, Carol Jackson-Doerge, Marigold Jaques, Mike Johnston, Graham Jones, Rick Jones, Alan Law, Tony Linden, Gordon Lundie, Tim Metcalfe, Ian Morrin, Graham Pask, Anthony Pick, James Podger, Garth Simpson, Richard Somner, Virginia von Celsing, Quentin Webb, Emma Webster and Laszlo Zverko

Each of the Amendments were put to the vote (as set out above) and declared **LOST**.

Members then returned to the Substantive Motion.

Councillor Rick Jones stated that new methods of working were already delivering savings in the Adult Social Care arena. Like most other areas in the country the Council was facing a growth in demand. The average costs of an Adult Social Care client was £17k per annum and £44k per annum for clients with learning difficulties. Clients with more complex needs could cost the Council significantly more each year. A relatively modest increase in numbers could have a big impact on the Council's finances. Although he regretted the need for the 3% increase in the ASC precept, savings had been taken as far as they could for the moment and this extra funding was therefore needed in order to set a balanced budget.

Councillor Marcus Franks stated that local government was having to do a lot more with a lot less. The Council was therefore seeking ways to reduce costs. This included the creation of shared services which reduced costs but also increased resilience across the authorities. The Council was also seeking to invest in property which would either generate income or offset costs. One of the themes of the budget was getting communities to help themselves and a new Building Communities Together Team was being created in order to facilitate this.

Councillor Franks commented that the CAB was a non statutory service but following the consultation it was agreed that £30k of transitional funding would be awarded to them again in 2017/18. The service would need to be transformed in light of the diminished funding. They were confident that they would be able to transform and adapt whilst continuing to deliver this valued service.

Councillor Mollie Lock commented that the Education Act required the Council to provide Home to School Transport for Post 16 children that had special education needs or disabilities. She stated that the proposed savings would have a profound effect on these vulnerable residents many of whom had complex physical needs. It would also cause additional financial and emotional strain on their families. These young people were also most likely to have to attend schools which were further away from their homes as their needs could often not be met at their local school.

Councillor Dominic Boeck commented that the library service was having to transform and the Council was in the process of consulting with the town and parish councils as well as community groups as to how this transformation could be achieved. New working models would be put in place as had been agreed at the Extraordinary Council meeting on the 7 February 2017.

Councillor Alan Law stated that while he supported the budget he was reluctant to support the Council Tax increase of 4.99% and he hoped that this was a one off

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increase. He noted that the single biggest cost to the Council was employee costs. He noted that the previous year the Communities Directorate had overspent their original staff budget by £4 million and then went on to overspend their revised staff budget by a further £2million. In 2015/16 they had also spent £5.2 million on agency staff despite only budgeting for £1m. He was of the opinion that when staff costs exceeded the budget in year cuts had to be made. He therefore urged the Administration to focus on staff budgeting and monitoring during the forthcoming year and requested that this information be incorporated into the quarterly performance monitoring data.

Councillor Emma Webster commented that the Overview and Scrutiny Management Commission would be looking at the impact transitioning from Children's Services to Adult Social Care had on vulnerable residents.

Councillor Lynne Doherty commented that Children and Family Services continued to build on its successes. The progress made in respect of the Multi Agency Safeguarding Hubs was well documented. A new Children in Care Team had been established to look after the 149 children who were currently in care. Investment was being put into looking after children that most needed protection. Councillor Doherty reminded Members of the volatile nature of these frontline services.

She was particularly pleased to see that some of the transitional funding had been set aside for Short Breaks in recognition of the great work provided by this service. The Council was already working collaboratively with the Chief Executive Officer of Dingley's Promise to ensure that this service was not adversely affected by a diminution of funding from the Council.

In terms of Post 16 Transport for vulnerable children, the Council would continue to provide this service but while it would not be free, there were bursaries available that parents could apply for. It was felt that it would be preferable to consider each application on its own merits rather than apply a blanket policy.

Councillor James Fredrickson stated that the Administration was being forced to make real choices and had to base decisions on conflicting needs. The Council would have to make tough decisions now for the future.

Councillor Graham Jones commented that he had first presented a budget to Council in 2006. The challenges and expectations then were very different to now. The challenge in 2006 was to end the culture of increasing expenditure fuelled by council tax hikes which in West Berkshire became the highest cumulative rises in the country.

He explained that the challenge now was to not just spend money as carefully as possible but also to ensure that high quality vital services were maintained for the most vulnerable in society. The Council was forced to make tough decisions. As a Leader who presided over the lowest cumulative Council Tax rises in the Council's history it gave him no pleasure to be proposing the increase but he did so in the knowledge that it was the right thing to do.

Prior to the vote being taken the Deputy Monitoring Officer announced that the Local Authorities (Standing Orders) (England) (Amendment) Regulations 2014 (*SI 2014/165*) (2014 Regulations) came into effect on the 25 February 2014 and as a consequence the Council was required to record the names of Members voting for and against the budget proposals.

For the Substantive Motion

Councillors Steve Ardagh-Walter, Peter Argyle, Howard Bairstow, Pamela Bale, Jeremy Bartlett, Dominic Boeck, Graham Bridgman, Paul Bryant, Anthony Chadley, Keith Chopping, Jeanette Clifford, Hilary Cole, Richard Crumly, Rob Denton-Powell,

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Lynne Doherty, Adrian Edwards, Marcus Franks, James Fredrickson, Dave Goff, Nick Goodes, Clive Hooker, Carol Jackson-Doerge, Marigold Jaques, Mike Johnston, Graham Jones, Rick Jones, Alan Law, Tony Linden, Gordon Lundie, Tim Metcalfe, Ian Morrin, Graham Pask, Anthony Pick, James Podger, Garth Simpson, Richard Somner, Virginia von Celsing, Quentin Webb, Emma Webster and Laszlo Zverko

Against the Substantive Motion:

Councillors Lee Dillon, Billy Drummond and Mollie Lock.

The Substantive Motion was put to the meeting and duly **RESOLVED**.

84. Statutory Pay Policy 2017 (C3122)

The Council considered a report (Agenda Item 17) which sought approval of the Statutory Pay Policy Statement for publication from 1st April 2017.

MOTION: Proposed by Councillor James Fredrickson and seconded by Councillor Marcus Franks:

That the Council:

“approves the Policy Statement attached at Appendix C for publication in accordance with s38 of the Localism Act 2011.”

Councillor James Fredrickson commented that the Council was obliged to produce the document on an annual basis. The report was required to set out the remuneration of its chief officers, the remuneration of its lowest paid employees and the relationship between the remuneration of its chief officers and those that were not chief officers. The median salary at the Council was £27k per annum, the mean salary was £29.5k per annum and the highest paid employee was the Chief Executive who was paid £136k plus a £5k car allowance.

Councillor Mollie Lock commented that Members were happy with the report when it was discussed at the Personnel Committee. Concern had however been raised about the overlapping pay scales and Officers had been asked to review this and to provide more detail at the next Personnel Committee meeting.

Councillor Lee Dillon was pleased to see that all employees were paid at least the Living Wage although for some this was via a supplement. He stated that he would prefer to see these employees paid the Living Wage without the need for a supplement. He noted that staff were experiencing an unprecedented workload and it was important that they were compensated for the work that they did.

Councillor Graham Bridgman stated that currently the Council had 74 spinal points in its pay grading scheme and that he would like to see this reduced.

Councillor Marcus Franks explained that the pay grades were set nationally. Councillor Fredrickson stated that when he had discussed the issue of pay grades with the Head of HR he had explained that there would be cost implications with reducing them. Councillor Lock raised a point of order and stated that the Head of HR had stated at the Personnel Committee that this would not be the case. It was agreed that the Head of HR would provide a written response outside of the meeting.

The Motion was put to the meeting and duly **RESOLVED**.

85. Public Sector Audit Appointments (C3211)

(Councillor James Podger left the meeting at 8.35pm).

The Council considered a report (Agenda Item 18) which provided Members with the opportunity to discuss the merits of West Berkshire Council opting into the national

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scheme for auditor appointments for the financial year 2018/19 onwards. The report was discussed at the Governance and Ethics Committee meeting on the 13 February 2017 and they supported the Officer's proposal to opt into the national scheme for auditor appointments.

MOTION: Proposed by Councillor Keith Chopping and seconded by Councillor Anthony Chadley:

That the Council:

“agrees the invitation to opt into the national scheme for auditor appointments.”

Councillor Keith Chopping explained that following the closure of the Audit Commission and the end of the transitional arrangements at the conclusion of the 2017/18 audits, the Council had to consider the options available for appointing external auditors. New arrangements had to be in place by 31 December 2017. Options available to the Council would be to adopt the national scheme for auditor appointments, establish a stand-alone Auditor Panel to make the appointment on behalf of the Council or exploring the establishment of local joint procurement arrangements with neighbouring authorities.

Members had discussed the options at both the November 2016 and the February 2017 Governance and Ethics Committee meetings and had agreed to recommend to Council the Officer recommendation to opt into the national scheme. Councillor Chopping noted that if the Council wished to accept the invitation of the Public Sector Auditor Appointments, it would need to do so by the 9th March 2017. To date around 160 authorities had already opted in.

Councillor Anthony Chadley felt that the recommendation was a sensible approach and encouraged Members to vote in favour of the officer recommendation.

The Motion was put to the meeting and duly **RESOLVED**.

86. **Health and Wellbeing Strategy Refresh (C3114)**

The Council considered a report (Agenda Item 19) which sought approval for the refreshed Health and Wellbeing Strategy.

MOTION: Proposed by Councillor Graham Jones and seconded by Councillor Rick Jones:

That the Council:

1. “Accepts the Health and Wellbeing Strategy refresh and agrees the priorities within it.
2. That the Health and Wellbeing Board bases future commissioning decisions on the Health and Wellbeing Strategy”.

Councillor Graham Jones noted that a peer review of the Health and Wellbeing Board had taken place the previous year which had resulted in a number of recommendations. A number of changes were therefore being proposed including broadening the membership of the Board to include Thames Valley Police, The Royal Berkshire Fire and Rescue Service (RBFRS) and Sovereign Housing. This was necessary in order to deal with the wider determinants of health and not to focus only on clinical issues.

It was also agreed that the existing Strategy had too many priorities for the Health and Wellbeing Board to focus on and a compromise had been reached to highlight two specific priorities for the Health and Wellbeing Board to focus on from October 2016 to October 2017, those being the reduction of harm related to alcohol and building community resilience.

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Councillor Pamela Bale noted that while the Strategy referred to the ageing population no mention was made about dementia groups and she asked if this could be addressed.

Councillor Emma Webster commented that she welcomed the inclusion of the RBFRS on the Health and Wellbeing Board in light of the extensive prevention work they undertook with vulnerable residents. She also noted that she was a Dementia Champion and encouraged more Members to take up this role.

Councillor Lee Dillon stated that he welcomed the decrease in the number of priorities. Councillor Adrian Edwards commented that he too welcomed the inclusion of the RBFRS on the Board. He noted that the fire fighters were required to maintain a certain level of fitness and he commented that this was something that everyone should aspire to. He stated that he would like to see the Council encouraging employees and Members to take part in more exercise and improve their fitness levels and make better lifestyle choices.

Councillor Rick Jones commented that he thought the revised Strategy was simple and clear and should lead to better integration of systems which would result in better outcomes for residents. He acknowledged that this was not a short term process and that there was a lot of work to be done.

Councillor Graham Jones thanked Members for their comments on and support for the Strategy. He concurred with Councillor Edwards that exercise was a great treatment for a range of medical conditions. He too welcomed the broader representation on the Health and Wellbeing Board.

The Motion was put to the meeting and duly **RESOLVED**.

87. Members' Questions

There were no Member questions submitted.

(The meeting commenced at 6.30pm and closed at 8.50pm)

CHAIRMAN

Date of Signature

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DRAFT

Note: These Minutes will remain DRAFT until approved at the next meeting of the Committee

COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING HELD ON THURSDAY, 23 MARCH 2017

Councillors Present: Steve Ardagh-Walter, Peter Argyle, Howard Bairstow, Pamela Bale, Jeff Beck, Dennis Benneyworth, Dominic Boeck, Graham Bridgman, Paul Bryant, Anthony Chadley, Keith Chopping, Jeanette Clifford, Hilary Cole, James Cole, Richard Crumly, Rob Denton-Powell, Lee Dillon, Lynne Doherty, Adrian Edwards, Sheila Ellison, Marcus Franks, James Fredrickson, Manohar Gopal, Paul Hewer, Clive Hooker, Carol Jackson-Doerge (Vice-Chairman), Marigold Jaques, Mike Johnston, Graham Jones, Alan Law, Tony Linden, Mollie Lock, Tim Metcalfe, Graham Pask, James Podger, Garth Simpson, Richard Somner, Anthony Stansfeld, Virginia von Celsing, Quentin Webb (Chairman), Emma Webster and Laszlo Zverko

Also Present: Nick Carter (Chief Executive), Andy Day (Head of Strategic Support) and Peta Stoddart-Crompton (Public Relations Officer), Moira Fraser (Democratic and Electoral Services Manager), Honorary Alderman Royce Longton (Honorary Alderman), Gabrielle Mancini (Group Executive - Conservatives) and Honorary Alderman Andrew Rowles (Honorary Alderman)

Apologies for inability to attend the meeting: Councillor Roger Croft, Councillor Billy Drummond, Councillor Dave Goff, Councillor Rick Jones, Councillor Gordon Lundie, Councillor Alan Macro, Honorary Alderman Joe Mooney and Councillor Anthony Pick

Councillors Absent: Councillor Jeremy Bartlett, Councillor Nick Goodes and Councillor Ian Morrin

PART I

88. Declarations of Interest

There were no declarations of interest received.

89. Local Government Boundary Review

The Council considered a report (Agenda Item 3) which proposed new warding patterns based on the Council's agreed position to see a Council size of 42 + or – 1 number of Members with effect from the 2019/20 District Council Elections.

MOTION: Proposed by Councillor Graham Jones and seconded by Councillor Lee Dillon:

That the Council:

1. "approves the proposed warding patterns and proposed new names, where appropriate, for each ward as part of Stage 2 of the review of the Council's boundaries.
2. asks the Local Government Boundary Commission to look at whether the Greenham ward should be two single Member wards based on a view that there would be two distinct communities of the Racecourse development and the proposed new Sandleford development".

In introducing the item Councillor Jones proposed the following amendment:

AMENDMENT: Proposed by Councillor Graham Jones and seconded by Councillor Lee Dillon:

That the:

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“recommendations set out in paragraphs 2.1 and 2.2 be adopted subject to the following amendment:

Delegation be given to the Head of Strategic Support, in consultation with the Acting Leader of the Council, to agree the final ward names”.

Councillor Graham Jones noted that more Member engagement was needed in the process and some input in regard to new names for the wards would be welcomed. He asked that Members notify the Head of Strategic Support about any suggested changes by the 03 April 2017 at the latest. The Acting Leader would discuss any changes with the Leader of the Opposition and any subsequent changes would then be incorporated into the Council’s submission to the Local Government Boundary Commission (LGBC).

Councillor Jones noted that the Council had already been through the first stage of the process and had agreed that the size of the Council should be reduced to 42 + or – 1. This amounted to a 20% reduction in the number of elected councillors post the 2019/20 election and would send a strong message to residents about making the Council more efficient.

The next stage was to submit the warding patterns to the LGBC. In developing the Council’s submission a number of principles had been adopted and a formulaic approach had been used to forecast future numbers of electors. The wards were based on parish boundaries, numbers of electors, electoral parity and existing identifiable boundaries such as railways and roads. The numbers were based on current population figures, potential development sites etc as well as the Office of National Statistics prediction that the population of West Berkshire would increase by 3.2% by 2022. Councillor Jones accepted that there might be some anomalies in the forecasting but that the process was as scientific as it could be.

Councillor Jones commented that if Members had a different view to that being proposed they, like the parish and town councils and residents, could of course make their own submissions to the LGBC. He cautioned however that in making any changes Members needed to be mindful of the ripple effect that a change in one area could affect on another. Councillor Jones thanked colleagues on the Working Group and the Opposition for all their input in developing the submission.

The Amendment was put to the vote and declared **CARRIED**.

Councillor Lee Dillon stated that once the figure of 42 was agreed it was immaterial whether work on setting the wards started in the east or west. It would always be difficult to create a perfect balance and it was inevitable that a degree of ‘squeezing’ would ensue in the middle such as had happened in Mortimer.

He thanked Officers for all the work they had put into developing the proposal which was a good building block to work on.

(Councillor Mike Johnston arrived at 7.12pm)

Councillor Dillon commented that, in his opinion, the ward that stood out the most was Cold Ash which would now start in Donnington and end in Yattendon and the voters on either end were likely to feel that they had very little in common with each other. He commented that if the residents were not happy they could also submit their comments to the LGBC.

Councillor Graham Bridgman congratulated Officers that had undertaken this difficult task and he stated that the result was broadly well worked, keeping rural areas contiguous with parish boundaries. He stated that a possible solution for Mortimer would be to include Beech Hill with Burghfield although he could see the logic of keeping the village in the Mortimer Ward. He had been asked by residents to convey their view which was

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that they had grown accustomed to having two ward members and that they felt that reducing it to a single member ward would lead to a diminution of support they would receive.

Councillor Alan Law stated that for the first time since he had been elected he had split loyalties. Although he was usually loyal to his party he also had a duty of loyalty to his constituents who were against the proposal to split Basildon Ward into two separate wards. The four villages in his current ward had a sense of joint community. They shared a school, vicar and monthly magazine and felt that they did not have much in common with the Downlands Ward or the Eastern Urban Area. They considered themselves to live in the 'Goring Gap' and had close ties with Goring and Pangbourne and not the Ilsleys or Compton.

He noted that paragraph 2.7 of the report stated that 'Wherever possible however, existing Community links have been retained' but felt that this had not been applied to the Basildon Ward. He noted that Members had been encouraged, should they wish to submit a counter proposal, to consider the domino effect of any changes. He had attempted to do this but it had proved very difficult. He was therefore disappointed that Officers had not been asked to come up with a number of options for Members to select the most optimal one from. Councillor Law asked if the recent planning appeal decision in North Newbury had been factored into the calculations. As he would be submitting a different proposal to the LGBC he could not be hypocritical and vote in favour of this motion.

Councillor Anthony Stansfeld stated that his residents would prefer to see a three Member Ward covering Inkpen and Hungerford.

Councillor Garth Simpson stated that the residents of Cold Ash would prefer to see the ward revert back to its civil parish boundary. He noted the requirement that a ward should not have any gaps but felt that this could be overcome. Cold Ash Parish Council would be submitting its own proposals to the LGBC.

Councillor Mollie Lock commented that the residents of Wokefield were upset about moving out of the Mortimer Ward as they tended to look to Mortimer Village for their services.

Councillor Clive Hooker stated that when he had stood to be elected as a Ward Member for the Downlands Ward he understood that one of his main roles was to support the parish councils. Currently he attended around 50 parish council meetings per year. Increasing the size of the Downlands Ward to cover eight parish councils and three parish meetings would make it impossible for him to continue to attend all their meetings. It would also be financially difficult for him to attend meetings where his journey would be around 40 minutes in duration and he felt that this change would diminish the service provided to residents.

Councillor Paul Bryant stated that he was concerned about the impact the recent planning appeal in North Newbury would have on his current ward. He was also concerned that this might be the first of a number of anomalies that might ensue over the next few years which would skew electoral parity. His residents and parish council were not overly concerned about the changes.

Councillor Emma Webster stated that her residents too were not overly concerned as their children would still attend the same schools, they would still be able to access the same facilities and they would still be able to engage with their elected Members. She reminded Members that they were not elected to attend parish council meetings instead they were elected to represent all their residents and in any event boundaries were always changing. The key would be about being accessible and finding new ways to

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engage with residents. Members had been asked to make many difficult decisions over the past few years and she felt that this was not one of them.

Councillor Graham Jones commented that he was pleased to see a passionate debate from Members on behalf of the communities they represented. He acknowledged the arguments raised and respected the opinions of his fellow Members. However, change was inevitable and he reminded Members that this process was not an exact science. The Working Group had considered a number of options and proposals but no solutions had been developed that were better than the one being presented at this meeting.

In respect of the planning appeal in North Newbury, the projections were based on the best possible information available at the time. Changes might arise before 2022 but he noted that Shaw would be able to absorb the additional electors.

In closing he reminded Members that they, their parish councils and residents could make their own submissions to the LGBC. They were an independent body that could evaluate all the consultation responses.

Councillor Jones thanked Officers for the work that they had done on this difficult task and he felt that the results they had produced were highly commendable.

The Substantive Motion was put to the meeting and duly **RESOLVED**.

(The meeting commenced at 7.00pm and closed at 7.31pm)

CHAIRMAN
Date of Signature

Monitoring Officer's Quarterly Update Report - 2016/17 Year End

Committee considering report:	Council
Date of Committee:	9 May 2017
Member:	Councillor Keith Chopping (Chairman of Governance and Ethics Committee)
Report Author:	Sarah Clarke
Forward Plan Ref:	C3083

1. Purpose of the Report

- 1.1 To provide an update on local and national issues relating to ethical standards and to bring to the attention of Members any complaints or other problems within West Berkshire.
- 1.2 To present the Annual Governance and Ethics Committee report to Full Council.

2. Recommendations:

- (1) Members are requested to note the content of the report.
- (2) The report to be circulated to all Parish/Town Councils in the District for information.

3. Implications

- 3.1 **Financial:** There are no financial issues arising from this report. However the costs associated with external investigations and a lack of internal resources may lead to a budget pressure.
- 3.2 **Policy:** Revised policy and changes to processes adopted at Council in May 2012 and reviewed in December 2013 and September 2016.
- 3.3 **Personnel:** There are no personnel issues associated with this report.
- 3.4 **Legal:** There are no legal issues arising from this report. The matters covered by this report are generally requirements of the Local Government Act 2000 in so far as appropriate and the Localism Act 2011 and its supporting regulations.
- 3.5 **Risk Management:** The benefits of this process are the maintenance of the Council's credibility and good governance by a high standard of ethical behaviour. The threats are the loss of credibility of the Council if standards fall.
- 3.6 **Property:** There are no property issues associated with this report.
- 3.7 **Other:** A diminution in standards of behaviour by elected Members could have a significant reputational impact on

the Council.

4. Other options considered

4.1 None

Executive Summary

5. Introduction / Background

5.1 Following the enactment of the Localism Act 2011 a number of changes were made to the Standards Regime. As part of the governance arrangements it was agreed that the Monitoring Officer would make quarterly reports to Governance and Ethics Committee which set out the number and nature of complaints received and informed Members of any other activity that was taking place around the Code of Conduct regime. It was also agreed that an annual report would be presented to Full Council at the Annual meeting and that the year end report would be circulated to all Town and Parish Councils.

5.2 The key issues identified in the report are:

- Only one dispensation was granted in 2016/17 by the Monitoring Officer to allow Councillor Nick Goodes to speak and vote on matters pertaining to Council Tax. A four year dispensation (expiring in May 2019) remains in place for the other 51 Members to speak and vote on any items pertaining to Council Tax.
- The number of gifts and hospitality received by Members remains relatively low although this could be as a result of under reporting by Members.
- All elected Members of the West Berkshire Council have completed and submitted their Register of Interest forms.
- There has been a significant decrease in the number of complaints received in 2016/17. All three complaints received pertained to parish councillors Following the initial assessment it was agreed that one of these complaints would be investigated (NPC1/17), informal resolution was sought in respect of NPC2/17 and no further action was taken on NPC8/16.
- There will be some changes to the Parish Council representatives on the Governance and Ethics Committee and the Advisory Panel for 2017/18. Details are noted in the Supporting Information.

6. Proposal

6.1 Members are asked to note the content of the report and agree that it should be circulated to all Town and Parish Councils for information.

7. Conclusion

7.1 There has been a significant decrease in the number of complaints received in respect of alleged breaches of the Members' Code of Conduct during 2016/17. It is not clear whether the reduction in the number of complaints is due solely to compliance by Councillors with the Code of Conduct. It is possible that the limited sanctions available in the event of a breach has also deterred some complainants.

7.2 It is considered however that it is reasonable to conclude having regard to all the information in this report, that standards of ethical conduct are high across West Berkshire at both District and at Parish / Town Council levels.

8. Appendices

8.1 Appendix A – Supporting Information

8.2 Appendix B – Gifts and Hospitality Register

Monitoring Officer's Quarterly Update Report - 2016/17 Year End – Supporting Information

1. Introduction/Background

- 1.1 The Localism Act 2011 was enacted on 15th November 2011 and it made fundamental changes to the system of regulation of the standards of conduct for elected and co-opted members of Councils and Parish Councils.
- 1.2 In order to ensure that the process was working effectively locally it was agreed that the Monitoring Officer would make quarterly reports to Governance and Ethics Committee which set out the number and nature of complaints received and inform Members of any other activity that was taking place around the Code of Conduct regime. It would also provide a means of updating the Committee on the progress of investigations.
- 1.3 It was also agreed that an annual report would be presented to Full Council at the Annual meeting and that the year end report would be circulated to all Town and Parish Councils. The annual report would include the quarter four activity. This report also includes a look forward to the forthcoming Municipal Year.

2. Governance Arrangements

- 2.1 At the Full Council meeting on the 02 July 2015 the then Standards and Governance and Audit Committees were merged. It was agreed that the membership of the revised Governance and Ethics Committee would comprise ten members (eight District Councillors appointed on a proportional basis and two co-opted non-voting Parish/Town Councillors).
- 2.2 The Advisory Panel and Independent Persons would be retained. The Monitoring Officer would be authorised to appoint three Independent Persons who would be used on a rotational basis on the Initial Assessment Panel and Advisory Panel. The Advisory Panel would comprise 8 Members: 2 from the administration, 2 from the main opposition party, 2 parish/town councillors and 2 independent persons.
- 2.3 A revised Code of Conduct was adopted in September 2016. The Code and Governance arrangements are supported by a number of documents including:
 - Terms of Reference for the Governance and Ethics Committee and Advisory Panel;
 - Gifts and Hospitality Code;
 - Complaints procedures for breaches of that code;
 - Dispensations procedure.

3. Independent Persons

- 3.1 Under Section 28 of the Localism Act 2011 the Council has to ensure it has appointed at least one Independent Person who is consulted before any decision is made to investigate an allegation against any Member of the Council or any Parish

Councillor. It was agreed at the Full Council meeting on the 27 September 2012 that the Independent Person may be consulted directly either by the person who has made the complaint or the person the complaint has been made about. Three Independent Persons have therefore been appointed in order to ensure that a conflict situation does not arise.

3.2 James Rees, Mike Wall and Lindsey Appleton were appointed as the Council's Independent Persons for the 2016/17 Municipal Year. All three Independent Persons have agreed to remain as Independent Persons for the 2017/18 Municipal Year.

3.3 A person is not considered to be "independent" if:-

- (i) They are or have been, within the last five years, an elected or co-opted Member or officer of the Council or of any Parish Council's within this area. This also applies to committees or sub-committees of the various Councils.
- (ii) They are a relative or close friend of a current elected, or co-opted, Member or officer of the Council or any Parish Council within its area, or any elected or co-opted member of any committee or sub-committee.
- (iii) The definition of relative includes the candidate's spouse, civil partner, grandparent, child etc.

In addition The Local Authorities (Standing Orders) (England) (Amendment) Regulations 2015 require provisions to be made relating to the potential dismissal or disciplining of the Head of Paid Service, Monitoring Officer or Section 151 Officer. A panel needs to be set up to advise on matters relating to the dismissal of these Officers. The Act requires at least two Independent Persons who have been appointed under section 28(7) of the Localism Act 2011 to be appointed to the panel. The role of the Independent Persons therefore includes the requirement of this legislation.

4. Governance and Ethics Committee

4.1 The overall purpose of the Governance and Ethics Committee is to provide effective challenge across the Council and independent assurance on the risk management and governance framework and associated internal control environment to members and the public, independently of the Executive. The Governance and Ethics Committee is also responsible for receiving the annual Audit Letter and for signing off the Council's final accounts.

4.2 The Committee is charged with promoting and maintaining high standards of conduct throughout the Council. They promote, educate and support Councillors (both District and Parish) in following the highest standards of conduct and ensuring that those standards are fully owned locally. The roles and functions of the Governance and Ethics Committee are set out in paragraph 2.8.4 of the Constitution (Part 2 Articles of the Constitution).

4.3 During 2016/17 the Governance and Ethics Committee comprised the following Members:

- (1) Steve Ardagh-Walter (Conservative)
- (2) Jeff Beck (*Vice-Chairman*) (Conservative)

- (3) Graham Bridgman (Conservative)
- (4) Keith Chopping * (*Chairman*) (Conservative)
- (5) James Cole (Conservative)
- (6) Anthony Pick (Conservative)
- (7) Quentin Webb (Conservative)
- (8) Lee Dillon (Liberal Democrat)

- (9) Sheila Ellison (Substitute) (Conservative)
- (10) Tim Metcalfe (Substitute) (Conservative)
- (11) Billy Drummond (Substitute) (Liberal Democrat)

* Councillor Keith Chopping replaced Councillor Rick Jones on this Committee in September 2016 when Councillor Jones was appointed to the Executive.

4.4 The Governance and Ethics Committee has a special responsibility to the 56 Town and Parish Councils within the District. It is responsible for ensuring that high standards of conduct are met within the parishes and that all Parish and Town Councillors are aware of their responsibilities under their Codes of Conduct.

4.5 The District Councillors are therefore supported on the Governance and Ethics Committee by two co-opted Parish Councillors who are appointed in a non-voting capacity. During 2016/17 the Governance and Ethics Committee comprised the following Parish Councillors:

- (1) Barry Dickens (co-opted non voting Parish Councillor)
- (2) Chris Bridges (co-opted non voting Parish Councillor)

4.6 Councillor Chris Bridges has indicated that due to work and personal commitments he will no longer be able to undertake this role. The Monitoring Officer has therefore undertaken a recruitment process to identify a replacement. It is proposed that for the 2017/18 Municipal Year the Council will also appoint one substitute Parish/Town Councillor to the Committee. The Council is asked to recognise Councillor Bridges' contribution to the Committee and to thank him for that contribution.

4.7 It is proposed that during 2017/18 the Governance and Ethics Committee will comprise the following Parish Councillors:

- (1) Barry Dickens (co-opted non voting Parish Councillor)
- (2) Geoff Mayes (co-opted non voting Parish Councillor)
- (3) Jane Langford (substitute co-opted non voting Parish Councillor)

5. **Advisory Panel**

5.1 The Advisory Panel is responsible for dealing with complaints where evidence of a breach of the Code has been identified by an independent investigator and reports its findings to the Governance and Ethics Committee for formal decision.

5.2 The District Councillors on the Advisory Panel are representatives of both political groups within the Council and are not appointed in accordance with the proportionality rules. During 2016/17 the Advisory Panel comprised the following District Councillors:

- Adrian Edwards (Conservative)

- Marigold Jaques (Conservative)
- Mollie Lock (Liberal Democrat)
- Alan Macro (Liberal Democrat)

5.3 During the 2016/17 Municipal Year the following Parish Councillors were appointed to the Advisory Panel:

- Tony Renouf
- Darren Peace

6. It is anticipated that for the 2017/18 Municipal Year the Council will also seek to appoint one substitute Parish/Town Councillors to the Panel. It is proposed that during 2017/18 the Governance and Ethics Committee' Advisory Panel will comprise the following Parish Councillors:

- Tony Renouf
- Darren Peace
- Bruce Laurie (substitute)

7. The Monitoring Officer

7.1 In West Berkshire Council the role of the Monitoring Officer is a statutory post and rests with the Head of Legal Services. The Monitoring Officer has a key role in promoting and maintaining standards of conduct. The Monitoring Officer acts as legal adviser to the Governance and Ethics Committee and Advisory Panel.

7.2 The Monitoring Officer also carries out the following functions:

- reporting on contraventions or likely contraventions of any enactment or rule of law and reporting on any maladministration or injustice where the Ombudsman has carried out an investigation;
- establishing and maintaining registers of Members' interests and gifts and hospitality;
- maintaining, reviewing and monitoring the Constitution;
- advising Members and Parish Councillors on interpretation of the Code of Conduct;
- conducting or appointing an external investigator to look into allegations of misconduct;
- performing ethical framework functions in relation to Parish Councils;
- acting as the proper officer for access to information;
- undertaking an initial assessment , in consultation with the Independent Person, when complaints relating to alleged breach of the Code of Conduct are received;
- making arrangements for relevant matters to be considered by the Governance and Ethics Committee and Advisory Panel;
- advising whether Executive decisions are within the policy framework; and

- advising on vices issues and maladministration, and in consultation with the Section 151 Officer financial impropriety, probity, and budget and policy issues to all Members.

8. The Work of the Committee 2016 – 2017

- 8.1 A small member Task Group was set up to review the Code of Conduct for West Berkshire Councillors as well as the Gifts and Hospitality Protocol. Following this piece of work the Councillor's Code of Conduct and the Gifts and Hospitality protocol (Appendices to Part 13 of the Constitution) were amended at the September 2016 Council meeting.
- 8.2 One of the functions of the Governance and Ethics Committee is to oversee the Council's Constitution. The Council is therefore asked to note that since April 2016 Part 11 (Contract Rules of Procedure) has been amended by Full Council.
- 8.3 The Monitoring Officer, under their delegated authority, has authorised changes to the following Parts of the Constitution since April 2016: Part 1 (Summary and Explanation), Part 2 (Articles of the Constitution), Part 3 (Scheme of Delegation), Part 4 (Council Rules of Procedure), Part 5 (Executive Rules of Procedure), Part 6 (Overview and Scrutiny Rules of Procedure), Part 7 (Regulatory and Other Committees Rules of Procedure), Part 10 (Finance Rules of Procedure), Part 11 (Contract Rules of Procedure) and Part 13 (Codes and Protocols).
- 8.4 The Head of Paid Service under his delegated authority has authorised changes to Part 15 (Management Structure) following the Senior Management Review that was agreed at the December 2016 Executive meeting.
- 8.5 Only one dispensation was granted in 2016/17 by the Monitoring Officer to allow Councillor Nick Goodes to speak and vote on matters pertaining to Council Tax.
- 8.6 The Monitoring Officer, under delegated authority, had previously granted a dispensation to all other West Berkshire Councillors to speak and vote on any items pertaining to Council Tax. This dispensation will remain in place until May 2019.

9. Register of Interests

- 9.1 All elected Members of the West Berkshire Council have completed and submitted their Register of Interest forms. District Councillors are reminded to review their interests on a regular basis and Parish Councils are reminded via their Clerks to complete and return Declarations of Interest forms to the Monitoring Officer in order that compliance with the Localism Act 2011 is maintained. The Council is under a duty to ensure that details of Parish Councillors interests are on the District Council's website in accordance with the Act.

10. Local Assessment of Complaints

Quarter 1 (April to June 2016) and Quarter 3 (October to December 2016)

- 10.1 During Quarters 1 and 3 of 2016/17 no formal complaints were received by the Monitoring Officer.

Quarter 2 (July to September 2016)

10.2 During Quarter 2 of 2016/17 one formal complaint was received by the Monitoring Officer. This complaint related to a Parish Councillor (NPC8/16). Following the initial assessment of this complaint it was determined by the Monitoring Officer, in consultation with the Independent Person, that no breach had been identified and that no further action needed to be taken.

Quarter 4 (January to March 2017)

10.3 During Quarter 4 of 2016/17 two formal complaints were received by the Monitoring Officer and both pertained to Parish Councillors. Following the initial assessment of complaint NPC1/17 it was determined by the Deputy Monitoring Officer, in consultation with the Independent Person, that a potential breach had been identified and that the matter should be investigated. An independent investigator has been appointed, the investigation is underway and the outcome of that investigation will be reported to the Advisory Panel in due course.

10.4 Following the initial assessment of complaint NPC2/17 it was determined by the Monitoring Officer, in consultation with the Independent Person, while not making any findings of fact, if the allegations were substantiated they would constitute a breach of the Parish Council's Code of Conduct. They determined that it would be appropriate to seek informal resolution of the complaint. This decision was made having regard to the seriousness of the allegations and the potential outcomes if an investigation was carried out. It was considered that informal resolution was a cost effective option and was likely to produce a more effective result. Additional training was offered to the subject member and any other parish councillor wishing to receive such training. The subject member was also asked to write a letter of apology to the complainants. The letter has been written and sent to the complainant and the matter is considered to be closed.

11. Year on Year Comparison of Complaints

11.1 Table 1 Number of District and Parish Councillor Complaints Received 2009/10 to 2016/17

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
District Councillors	4	4	5	8	2	2	16	0
Parish Councillors	7	5	6	10	5	7	10	3
Total	11	9	11	18	7	9	26	3

11.2 There has been a significant decrease in the number of complaints received during 2016/17. It is difficult to determine whether the reduction in the number of complaints is due to adherence to the various Codes of Conduct by Councillors or if the effectiveness of the sanctions available has deterred complainants.

Table 2 Action Taken on Complaints Received 2009/10 to 2016/17

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
No Further Action	1	3	6	11	3	2	21	1
Other Action	5	2	3	2	1	3	2	1
Investigation	5	4	2	2	0	3	1	1
Withdrawn/ not progressed	0	0	0	3	3	1	2	0
Total	11	9	11	18	7	9	26	3

Table 3 Outcome of Items Investigated 2009/10 to 2016/17

	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17
Breach	2	1	2	0	0	1	1	0
No Breach	3	3	0	2	0	2	0	0
Outcome awaited	0	0	0	0	0	0	0	1
Total	5	4	2	2	0	3	1	1

12. Gifts and Hospitality

- 12.1 The Gifts and Hospitality Protocol has been incorporated into the Councillors Code of Conduct and is set out in Appendix H to Part 13 of the Constitution (Codes and Protocols). The intention of the Protocol is to ensure that the Council can demonstrate that no undue influence has been applied or could be said to have been applied by any supplier or anyone else dealing with the Council and its stewardship of public funds.
- 12.2 The Protocol sets out Councillors' obligations to declare any relevant gifts and hospitality which might be offered to or received by them in their capacity as a Councillor or to their spouse or partner as a result of their relationship with the Councillor.
- 12.3 A copy of the register for 2016/17 is attached at Appendix B to this report.

12. Conclusion

- 12.1 There has been a significant decrease in the number of complaints received in respect of alleged breaches of the Members Code of Conduct during 2016/17. It is not clear whether the reduction in the number of complaints is due solely to compliance by councillors with the Code of Conduct. It is possible that the limited sanctions available, in the event of a breach, have also deterred some complainants.
- 12.2 It is considered however that it is reasonable to conclude having regard to all the information in this report, that standards of ethical conduct are high across West Berkshire at both District and at Parish / Town Council levels.

13. Consultation and Engagement

13.1 The report will be circulated to all Town and Parish Councils following discussion at the Full Council meeting.

Background Papers:

- Localism Act 2011
- Reports to Council 10 May 2012, Special Council on the 16 July 2012, Council on 15 September 2016
- Terms of Reference for the Governance and Ethics Committee and Advisory Panel;
- A new Code of Conduct for West Berkshire District Councillors
- Quarter 1, 2 and 3 of 2016/17 Monitoring Officer Reports to the Governance and Ethics Committee.

Subject to Call-In:

Yes: No:

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

Delays in implementation could have serious financial implications for the Council

Delays in implementation could compromise the Council's position

Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months

Item is Urgent Key Decision

Report is to note only

Wards affected:

All

Strategic Aims and Priorities Supported:

The proposals will help achieve the following Council Strategy aim:

MEC – Become an even more effective Council

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

MEC1 – Become an even more effective Council

The proposals contained in this report will help to achieve the above Council Strategy aim and priority by ensuring that high ethical standards are maintained.

Officer details:

Name: Sarah Clarke
Job Title: Acting Head of Legal Services
Tel No: 01635 519596
E-mail Address: sarah.clarke@westberks.gov.uk

Members' Register of Offers of Gifts & Hospitality

Date Received	Member	Event	Offer	Value	Accepted?	Notes
5.4.16	Virginia von Celsing	The Watermill Theatre	Drinks reception and performance of One Million Tiny Plays About Britain.	<£25	Yes	Agreed by Andy Day 5.4.16
25.4.16	Graham Jones	The Jockey Club, Newmarket	Meal, Bed and Breakfast and tour around Jockey Club facilities	£100	Yes	Declared after event. Asked MO to advise. Asked to register and remind of need to adhere to Constitution and that hospitality will be published
26.4.16	Gordon Lundie	The Jockey Club, Newmarket	Meal, Bed and Breakfast and tour around Jockey Club facilities for two	Approx £200	Yes but requested invoice. 6.6.16 Update invoiced for and paid £160 for himself and wife	Declared after event. Asked MO to advise. Asked to register and remind of need to adhere to Constitution and that hospitality will be published.
16.5.16	Clive Hooker	Fairford Airshow	Attendance to the air show, coffee, lunch and afternoon tea on 9th July	£174	Yes	Referred to MO before acceptance MO advised need give a clear estimation of the value of the hospitality, given it will exceed £25 and should the guest be another Member from WBC, they too must declare this hospitality
8.5.16	Adrian Edwards	Freedom of Reading Borough for 7 Rifles	Food and drink at Reading Town Hall	£15	Yes	
20.5.16	Adrian Edwards	RBFRS awards ceremony at Easthampstead Conference Centre	Food and Drink	£30	Yes	
22.5.16	Adrian Edwards	Parade at Windsor Guildhall of Thames Valley Wing Air Training Corps on their 75th Anniversary	Food and drink	£15	Yes	

2.6.16	Hilary Cole	Invitation to Cocktail Party and Beating Retreat ceremony at Denison Barracks	Food and drink at Reading Town Hall	£15	Yes	Agreed by MO in advance
6.6.16	Roger Croft and Mrs Croft	IKEA Swedish breakfast for store opening	Breakfast for two (Mrs Croft) (£5 each) and plant in IKEA basket (£15 approx)	£25	Yes	
14.6.16	Tony Linden	IKEA Swedish breakfast for store opening	Breakfast	less than £25	Yes	Cost less than £25 confirmed by IKEA (Helena Olmos)
16.6.16	Jeanette Clifford	Friends of Newbury Cemetery Open Day and AGM on 11th June 2016	Sandwich lunch and soft drinks	£10	Yes	Attended as Vice-Chairman of the Council
16.6.16	Jeanette Clifford	Royal Geographical Society Medals and Awards Ceremony - Annual Reception on 6th June 2016	Supper for individual society guests	£50	Yes	Invited to accompany husband - not in a Council capacity
16.6.16	Jeanette Clifford	Saxton Bampfylde Summer Party and Private Showing at the V&A on 14th June 2016	Summer party and private showing	£50	Yes	Invited to accompany husband - not in a Council capacity
16.6.16	Jeanette Clifford	American Embassy Independence Day reception on 30th June 2016	Reception	£50	Yes	Invited to accompany husband - not in a Council capacity
23.6.16	Adrian Edwards	South East Reserve forces briefing and supper at RMA Sandhurst	Briefing and supper	£30 approx	Yes	As Chairman
04.04.16	Peter Argyle	RAF Welford Memorial	Buffet and coffee - self		Yes	As Chairman
05.04.16	Peter Argyle	High Sherriff Inauguration	Lunch and drinks - self		Yes	As Chairman
06.04.16	Peter Argyle	Helen & Douglas House	Wine and canapés - self and wife		Yes	As Chairman
16.04.16	Peter Argyle	Guides Annual Thanks	Lunch and drinks - self		Yes	As Chairman
23.04.16	Peter Argyle	Hungerford Town Band	Tickets - self and wife		Yes	As Chairman
25.04.16	Peter Argyle	Records Office	Wine/canapés - self and wife		Yes	As Chairman
26.04.16	Peter Argyle	Mayor of Hungerford	Buffet and drinks - self and wife		Yes	As Chairman
29.04.16	Peter Argyle	Open Studio	Lunch and drinks - self and wife		Yes	As Chairman
30.04.16	Peter Argyle	Bradfield College	Lunch and drinks - self		Yes	As Chairman
06.05.16	Peter Argyle	Mayor of Thatcham	Dinner and drinks - self and wife		Yes	As Chairman
19.05.16	Peter Argyle	Volunteer	Coffee		Yes	As Chairman
2.6.16	Quentin Webb (Chairman)	High Sheriff Reception	Drinks and canapés	£20 each	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)

3.6.16	Quentin Webb (Chairman)	Unveiling of painting at Newbury Town Council	Coffee/Tea and cake	£5 each	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
10.6.16	Quentin Webb (Chairman)	Queen's 90th Birthday cake competition	Coffee/Tea and cake	£2 each	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
10.6.16	Quentin Webb (Chairman)	Learner Awards	N/A			
11.6.16	Quentin Webb (Chairman)	Royal Naval Association AGM	Goody bag (containing sweets etc). Coffee.	£10	Yes	
19.6.16	Quentin Webb (Chairman)	DofE Awards	Drinks/minerals (non alcoholic) and biscuits.	£2	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
20.6.16	Quentin Webb (Chairman)	Visit to Kennet School	Coffee/Tea and cake	£1	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
20.6.16	Quentin Webb (Chairman)	ARE	Non alcoholic drinks and canap	£5	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
21.6.16	Quentin Webb (Chairman)	SERFCA briefing	Arrival coffee and biscuits. Dinner.	£25	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
26.6.16	Quentin Webb (Chairman)	AFD	Cold drinks/Tea and coffee	£2	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
26.6.16	Quentin Webb (Chairman)	Basingstoke Civic Service	Wine and light refreshments	£8	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
29.6.16	Quentin Webb (Chairman)	Parsons Down production	Wine and light refreshments	£5	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
1.7.16	Quentin Webb (Chairman)	Bishop's Supper	Wine and fork buffet	£25	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
3.7.16	Quentin Webb (Chairman)	Bluecoats School	Coffee/Tea and cake	£2	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
7.7.16	Quentin Webb (Chairman)	Freedom of the Town	One alcoholic drink and buffet	£10	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
11.7.16	Quentin Webb (Chairman)	Employer celebration at Newbury College	Coffee and cake	£2	Yes	
14.7.16	Quentin Webb (Chairman)	IKEA opening	Breakfast and gifts (plant, kitchen gadgets)	£25	Yes	
14.7.16	Quentin Webb (Chairman)	Theale Green 10 year celebration of Resource centre	Cake and coffee, buffet.	£5	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)
19.7.16	Quentin Webb (Chairman)	Readibus AGM	Cold drinks (non alcoholic) and light buffet	£4	Yes	
20.7.16	Quentin Webb (Chairman)	Denison Barracks Cocktail Party	Drinks and canapés	£15	Yes	Plus Chairman's Lady (Cllr Marigold Jaques)

2.9.16	Jeanette Clifford	GWR - launch of Electrostar trains from Paddington	Coffee/canapés/first class return ticket from Newbury to Paddington (travelled standard class apart from outward Reading to Paddington)	£10 food & drink £70 estimate for part standard / part first class travel £80 total	Yes	MO consulted before invitation accepted
16.9.16	Hilary Cole	Newbury and District Agricultural Society building opening and drinks reception - morning	Drinks	£10	Yes	As Ward Member
16.9.16	Hilary Cole	Newbury and District Agricultural Society afternoon tea	Tea and cakes	£7.50 approx	Yes	As Ward Member
17.9.16	Hilary Cole	Newbury and District Agricultural Society Saturday lunch	Three courses and wine	£35	Yes	As Ward Member
8.10.16	Adrian Edwards	History and Times of the Boxford Basques in an exhibition at the West Berks Museum. This was on Saturday 8th October. I received	Food and drink to the approximate cost of £25.	£25	Yes	Requested MO to write and remind of need to ask permission to accept hospitality before the event
7.11.16	Hilary Cole	Corn Exchange - Pantomime	Ticket & refreshments		No	
16.11.16	Rgoer Croft	Lunch & Prime Minister's Questions with Richard Benyon at House of Commons	Lunch for Cllr Croft and wife	£60	Yes	Travel expenses not claimed
22.11.16	Hilary Cole	Farewell dinner at the Donnington Valley Hotel on Thursday evening 24th November, which I have accepted.	Dinner	Approx 40	Yes	WBC appointed governor & director of Mary Hare until May 2015, when stepped down as I had served 2 terms. Forwarded to MO on 23.11.16
27.10.16	Jeff Beck	Newbury Building Society Event at Vineyard.	Drinks reception and gift of ballpoint pen	Approx £25	Yes	Attended as trustee of West Berkshire Volunteer Bureau
14.12.16	Lynne Doherty	Kennet School Achievement Awards on Monday 12th December as guest of honour	Bottle of Champagne	Approx £26	Yes	

3.2.17	James Podger	Thank you gift from resident involved in planning issue	Case of wine		No	Returned it and explained any help given (advice in relation to a planning application, pointing him in the right direction) was as a Councillor and no thank-you gift was warranted, or expected and could not be accepted
20.2.17	Jeff Beck	Invitation to Canal & River Trust Trustees' Reception, Wednesday 22 March 2017, Kennet & Avon	Reception		No	Apologies given

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Proposed New Model for Scrutiny

Committee considering report:	Council on 9 May 2017
Portfolio Member:	Councillor Graham Jones
Date Portfolio Member agreed report:	10 April 2017
Report Author:	Andy Day
Forward Plan Ref:	C3311

1. Purpose of the Report

- 1.1 To outline proposed changes to the way that scrutiny operates within the Council.

2. Recommendations

That Council approve the proposed new model for scrutiny as outlined in sections 6 and 7 of the report and that this be implemented with immediate effect.

3. Implications

- 3.1 **Financial:** There are no new financial implications associated with the proposal for a new model of scrutiny.
- 3.2 **Policy:** N/A
- 3.3 **Personnel:** N/A
- 3.4 **Legal:** The proposed new model for scrutiny accords with the Local Government Act 2000.
- 3.5 **Risk Management:** N/A
- 3.6 **Property:** N/A
- 3.7 **Other:** N/A

Executive Summary

4. Introduction / Background

- 4.1 As part of the feedback on the Council's LGA Peer Review undertaken over the period 1 to 4 July 2014 scrutiny was identified as in need of improvement. At its meeting on 19 May 2016 the Council agreed to introduce three new Select Committees to support the Overview and Scrutiny Management Commission (OSMC). The Three new Select Committees were:
- (i) Resources Select Committee
 - (ii) Environment Select Committee
 - (iii) Communities Select Committee
- 4.2 In introducing the three new Select Committees it was acknowledged that there were no additional officer resources available to support these and, as such, each Select Committee would only meet twice a year. The total number of available meeting dates would equate to the same number of meetings previously allocated to the OSMC, namely, 9 meetings a year. It was agreed that a review of the new structures would be undertaken within 12 months.
- 4.3 The Local Government Act 2000 places a duty on the Council to establish a model of scrutiny which both has the ability for Members to challenge decisions of the Executive (Call-in) whilst undertaking policy development activities too.
- 4.4 Whilst there are call-in provisions as part of the Council's Constitution it is acknowledged that holding the Executive to account is difficult to achieve given the current proportionality of the Council.

5. Progress

- 5.1 In carrying out a review of the new model it is clear that this has had limited success. The lack of available officer resource and other governance arrangements which the Council operates are the main reasons for this. That is not to say that the work undertaken to date has not been productive.
- 5.2 Concerns have also been expressed by the Scrutiny Chairmen that it has been difficult to formulate a work programme of activity and to get this supported.

6. Proposal

- 6.1 Given the above it is now proposed that the Council integrates its policy development activities associated with scrutiny into its work which is already ongoing.
- 6.2 It is proposed that the Council appoints a group of "scrutineers" who would, inter alia, be incorporated into the individual project groups associated with the Corporate Programme.
- 6.3 This new model would also recognise other current policy development activities ongoing such as the work associated with the Planning Policy Task Groups etc. This new model would retain an Overview and Scrutiny Management Commission

which would meet quarterly to review performance reports etc whilst also being responsible for call-ins.

6.4 The Select Committees would be disbanded as part of this proposal.

7. Conclusion

7.1 It is proposed that the Council moves to a new model of scrutiny which is based on work which is already ongoing. Scrutiny would therefore become more policy development orientated and look to add value to the Council's Corporate Programme of work.

8. Appendices

8.1 Appendix A – Supporting Information

8.2 Appendix B – Equalities Impact Assessment

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Proposed New Model for Scrutiny – Supporting Information

1. Introduction/Background

- 1.1 As part of the feedback on the Council's LGA Peer Review undertaken over the period 1 to 4 July 2014 scrutiny was identified as in need of improvement. At its meeting on 19 May 2016 the Council agreed to introduce three new Select Committees to support the Overview and Scrutiny Management Commission (OSMC). The Three new Select Committees were:
- (i) Resources Select Committee
 - (ii) Environment Select Committee
 - (iii) Communities Select Committee
- 1.2 In introducing the three new Select Committees it was acknowledged that there were no additional officer resources available to support these and, as such, each Select Committee would only meet twice a year. The total number of available meeting dates would equate to the same number of meetings previously allocated to the OSMC, namely, 9 meetings a year. It was agreed that a review of the new structures would be undertaken within 12 months.
- 1.3 This new model has performed indifferently across the three Select Committees primarily because of a lack of resources but also because of existing governance arrangements which are in place. The Scrutiny Chairmen have also expressed concerns with the difficulty in formulating a work programme of activity and getting this supported.

2. Supporting Information

- 2.1 The Local Government Act 2000 places a duty on the Council to establish a model of scrutiny which both holds the Executive (Call-in) to account but also which provides opportunities for backbenchers to involve themselves in policy development activities too.
- 2.2 Whilst there are call-in provisions as part of the Council's Constitution it is acknowledged that holding the Executive to account is difficult to achieve at the current time given the current proportionality of the Council.
- 2.3 The Council has a current governance framework which supports a number of policy development activities. These are not looked upon as scrutiny activities and, as such, scrutiny has, on occasions, has looked for other work to engage backbenchers.
- 2.4 Given that the Council's resources are being significantly reduced it is now proposed that the Council looks to adopt a "smarter" model of scrutiny which is based on policy development work which is already ongoing within the Council.

The Council already operates many Task Groups such as the Planning Advisory Group and Strategy Board both of which have a role in developing policy.

- 2.5 The Council has also established a corporate programme of projects most of which will see decisions being made by the Executive once they have been appropriately developed. There are a number of themes associated with this programme.
- 2.6 It is acknowledged that all of the existing programme groups currently meet during the day and that if a new model of scrutiny is to be adopted some of these will need to meet in the evenings to enable those Members who work to play an active part in some of the key projects. However, the programme would also enable those Members who don't work or are retired to involve themselves in the work of Project Boards which they have an interest in and which meet during the day. This would provide a balance to the programme and offer something for all "scrutineers".
- 2.7 It is proposed that the Overview and Scrutiny Management Commission be retained and be responsible for managing any call-in requests. It is proposed that the Commission meets quarterly and as such review issues such as the performance reports.
- 2.8 The Select Committees would be disbanded as part of this proposal.
- 2.8 In suggesting this new model of scrutiny the "Proportionality Rules" would need to apply.

3. Proposals

- 3.1 It is therefore proposed that Council adopt a model of scrutiny which has a focus on policy development activities linked to the Corporate Programme. It should also be recognised that other Task Groups that have a policy development role should also be considered to be scrutiny orientated.
- 3.2 This proposal recognises the Council's reducing resources but also the positive role that backbench Members can play in the development of Corporate Projects and programmes.
- 3.3 It is proposed that Council appoints a pool of 12 "scrutineers" and 4 substitutes which will both sit on the Overview and Scrutiny Management Commission (OSMC) but also play a positive role in relation to the development of corporate projects. The OSMC would be able to set up Task and Finish Groups notwithstanding the limited resources to support these.

4. Conclusion

- 4.1 The proposal to introduce a new model of scrutiny is based on the need to engage backbench Members more in order to harness the wealth of experience which is available to the Council.

5. Consultation and Engagement

- 5.1 The three Select Committee Chairs have been consulted about this proposal.

Subject to Call-In:

Yes: No:

- The item is due to be referred to Council for final approval
- Delays in implementation could have serious financial implications for the Council
- Delays in implementation could compromise the Council's position
- Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months
- Item is Urgent Key Decision
- Report is to note only

Strategic Aims and Priorities Supported:

The proposals will help achieve the following Council Strategy aim:

MEC – Become an even more effective Council

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

MEC1 – Become an even more effective Council

Officer details:

Name: Andy Day
Job Title: Head of Strategic Support
Tel No: (01635) 519459
E-mail Address: Andy.Day@westberks.gov.uk

Appendix B

Equality Impact Assessment - Stage One

We need to ensure that our strategies, policies, functions and services, current and proposed have given due regard to equality and diversity as set out in the Public Sector Equality Duty (Section 149 of the Equality Act), which states:

- “(1) A public authority must, in the exercise of its functions, have due regard to the need to:**
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;**
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; This includes the need to:**
 - (i) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;**
 - (ii) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;**
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it, with due regard, in particular, to the need to be aware that compliance with the duties in this section may involve treating some persons more favourably than others.**
- (2) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.**
- (3) Compliance with the duties in this section may involve treating some persons more favourably than others.”**

The following list of questions may help to establish whether the decision is relevant to equality:

- Does the decision affect service users, employees or the wider community?
- (The relevance of a decision to equality depends not just on the number of those affected but on the significance of the impact on them)
- Is it likely to affect people with particular protected characteristics differently?
- Is it a major policy, or a major change to an existing policy, significantly affecting how functions are delivered?
- Will the decision have a significant impact on how other organisations operate in terms of equality?
- Does the decision relate to functions that engagement has identified as being important to people with particular protected characteristics?
- Does the decision relate to an area with known inequalities?
- Does the decision relate to any equality objectives that have been set by the council?

Please complete the following questions to determine whether a full Stage Two, Equality Impact Assessment is required.

What is the proposed decision that you are asking Council to make:	To approve a proposed new model for scrutiny.
Summary of relevant legislation:	Local Government Act 2000
Does the proposed decision conflict with any of the Council’s key strategy priorities?	No
Name of assessor:	Andy Day
Date of assessment:	11 April 2017

Is this a:		Is this:	
Policy	No	New or proposed	Yes
Strategy	No	Already exists and is being reviewed	Yes
Function	Yes	Is changing	Yes
Service	No		

1. What are the main aims, objectives and intended outcomes of the proposed decision and who is likely to benefit from it?	
Aims:	To move to a new model of scrutiny which is based on work which is already ongoing.
Objectives:	To add value to the Council’s Corporate Programme of work.
Outcomes:	To enhance the role Members can play in the development of Corporate Projects and programmes.
Benefits:	As above.

2. Note which groups may be affected by the proposed decision. Consider how they may be affected, whether it is positively or negatively and what sources of information have been used to determine this. (Please demonstrate consideration of all strands – Age, Disability, Gender Reassignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion or Belief, Sex and Sexual Orientation.)		
Group Affected	What might be the effect?	Information to support this
Age		
Disability		
Gender		

Reassignment		
Marriage and Civil Partnership		
Pregnancy and Maternity		
Race		
Religion or Belief		
Sex		
Sexual Orientation		
Further Comments relating to the item:		

3. Result	
Are there any aspects of the proposed decision, including how it is delivered or accessed, that could contribute to inequality?	No
Please provide an explanation for your answer:	
Will the proposed decision have an adverse impact upon the lives of people, including employees and service users?	No
Please provide an explanation for your answer:	

If your answers to question 2 have identified potential adverse impacts and you have answered ‘yes’ to either of the sections at question 3, or you are unsure about the impact, then you should carry out a Stage Two Equality Impact Assessment.

If a Stage Two Equality Impact Assessment is required, before proceeding you should discuss the scope of the Assessment with service managers in your area. You will also need to refer to the [Equality Impact Assessment guidance and Stage Two template](#).

4. Identify next steps as appropriate:	
Stage Two required	No
Owner of Stage Two assessment:	
Timescale for Stage Two assessment:	

Name: Andy Day

Date: 11 April 2017

Please now forward this completed form to Rachel Craggs, Principal Policy Officer (Equality and Diversity) (rachel.craggs@westberks.gov.uk), for publication on the WBC website.

Appointment of and Allocation of Seats on Committees for the 2017/18 Municipal Year

Committee considering report:	Council
Date of Committee:	9 May 2017
Portfolio Member:	Councillor Graham Jones
Report Author:	Moira Fraser
Forward Plan Ref:	C3157

1. Purpose of the Report

- 1.1 To consider the appointment and allocation of seats on Committees for the next Municipal Year.
- 1.2 To agree the Council's Policy Framework for 2017/18 as set out in Paragraph 7.1 of Appendix A.

2. Recommendations

1. That the Council notes that under Paragraph 8 of the Local Government (Committees and Political Groups) Regulations 1990, notice has been received that the Members set out in paragraph 1.1 of Appendix A to this report are to be regarded as Members of the Conservative and Liberal Democrat Groups respectively.
2. That Council notes the discussion and outcome of the proposed new model for scrutiny as outlined in paragraphs 6.1 to 6.4 of the report entitled "Proposed new model for Scrutiny" (Agenda item 11 refers) and if appropriate adjusts the seats and substitute numbers accordingly on Committees as set out in Tables A, B and C of Appendix A.
3. That the Council agrees to the appointment of the various Committees and to the number of places on each as set out in paragraph 3.2 of Appendix A (Table A).
4. That the Council agrees to the allocation of seats to the Political Groups in accordance with section 15(5) of the Local Government Act 1989 as set out in paragraph 4.6 of Appendix A (Table B).
5. That the number of substitutes on Committees and Commissions be as set out in paragraph 5.1 of Appendix A (Table C).
6. In respect of the District and Area Planning Committees, the substitute Members are all drawn from Members representing wards within the Committee's area who are not appointed to the Committee. Where substitutes attend the District Planning Meeting they need to be drawn from the same Area Planning meeting as the Member they are substituting for.

7. That the Council approves the appointment of Members to the Committees as set out in Appendix C and in accordance with the wishes of the Political Groups.
8. That the Council, in accordance with Regulation 4, Schedule 3 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000, and the Local Authorities (Functions and Responsibilities) (England) (Amendment No.2) Regulations 2008, agrees the Council's Policy Framework for 2017/18 be as set out in paragraph 7.1 of Appendix A and that any appropriate amendments be made to the Council's Constitution (Paragraph 2.5.2) should this be necessary.
9. That the Council, in accordance with Regulation 5, Schedule 4 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000, approves that all other plans, policies and strategies requiring approval and not included in the approved Policy Framework be delegated to the Council's Executive.
10. That the Council agrees that Paragraph 2.6.5 of Article 6, setting out the Executive Portfolios, be amended to reflect any changes made by the Leader of the Council at the Annual Council meeting.
11. That the appointment of two non voting co-opted Parish/Town Councillors and one non-voting substitute Parish/Town Councillor be made to the Governance and Ethics Committee namely Barry Dickens (co-opted non voting Parish Councillor), Geoff Mayes (co-opted non voting Parish Councillor) and Jane Langford (substitute co-opted non voting Parish Councillor)
12. That the appointment of two Parish/Town Councillors and one non-voting substitute Parish/Town Councillor is made to the Governance and Ethics Committee's Advisory Panel namely Tony Renouf, Darren Peace, and Bruce Laurie (substitute)
13. To re-appoint three Independent Persons namely Lindsey Appleton, James Rees and Mike Wall.
14. To agree the membership of the Health and Wellbeing Board as set out in paragraph 10.1 of Appendix A.
15. That authority be delegated to the Monitoring Officer to make any changes required to the Constitution as a result of the appointments to Committees.

3. Implications

Financial:	Members Allowances, proposed by the Independent Remuneration Panel, were agreed at the May 2015 Council meeting. All allowances will be met from within existing budgets.
Policy:	The appointments and allocations will be made in accordance with the Council's statutory obligations. The Council's Policy making framework is updated annually
Personnel:	None
Legal:	The allocation of seats to Political Groups is in accordance with Section 15(5) of the Local Government and Housing

Act 1989 and related regulations mentioned in this report.

Risk Management: None

Property: None

Other: None

Executive Summary

4. Introduction / Background

4.1 In accordance with Paragraph 4.2.2 of the Constitution, the Council is required to appoint Committees and other Member bodies that are not part of the Executive. Membership of the Council's Committees is agreed annually at the May Council meeting. This report sets out the Membership of the Political Groups, the size and Membership of the Committees as well as the number of substitutes to be appointed for each of the bodies. It also sets out the 2017/18 Policy Framework.

5. Proposals

- In accordance with Regulation 8 of the Local Government (Committees and Political Groups) Regulations 1990, 47 Members wish to be regarded as members of the Conservative Group and 4 Members wish to be regarded as members of the Liberal Democrat Group. There is currently one vacancy on the Council following the sad death of Councillor Roger Croft in March 2017.
- Agenda Item 11 'Proposed New Model for Scrutiny' recommends that the Council adopts a new Scrutiny Model. This new model would look to retain an Overview and Scrutiny Management Commission but the Communities, Environment and Resources Select Committees would be disbanded.
- If Members are minded to approve the new Scrutiny Model; Members, and where appropriate substitutes, will be appointed to 8 Committees totalling 85 seats. In this case 77 of these seats will be allocated to Conservative Members and 8 to Liberal Democrat Members due to the fact that not all seats on any Committee can be allocated to the same political party.
- If Members are not minded to approve the new Scrutiny Model; Members, and where appropriate substitutes, will be appointed to 11 Committees totalling 95 seats. In this case 84 of these seats will be allocated to Conservative Members and 11 to Liberal Democrat Members due to the fact that not all seats on any Committee can be allocated to the same political party
- No changes have been made to the Policy Framework for 2017/18.
- The Council will continue to appoint two Parish/Town Councillors to the Governance and Ethics Committee, two Parish/ Town Councillors to the Governance and Ethics Committee's Advisory Panel and three Independent Persons. In addition it is proposed that one substitute Parish/ Town Councillor will be appointed to the Governance and Ethics Committee and one to its Advisory Panel.

6. Conclusion

- 6.1 Members are asked to agree the appointment of and allocation of seats on the Committees for the 2017/18 Municipal Year.
- 6.2 Members are asked to agree the Council's Policy Framework for 2017/18 as set out in Paragraph 7.1 of Appendix A.

7. Appendices

7.1 Appendix A – Supporting Information

7.2 Appendix B – Equalities Impact Assessment

7.3 Appendix C – Membership of Committees (To be tabled)

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Appointment of and Allocation of Seats on Committees for the 2017/18 Municipal Year – Supporting Information

1. Political Groups

- 1.1 In accordance with Regulation 8 of the Local Government (Committees and Political Groups) Regulations 1990, the under-mentioned Members have given notice of their wish to be regarded as Members of the Political Groups set out below.

Conservative Group	Liberal Democrat Group
Steve Ardagh-Walter	Lee Dillon
Peter Argyle	Billy Drummond
Howard Bairstow	Mollie Lock
Pamela Bale	Alan Macro
Jeremy Bartlett	
Jeff Beck	
Dennis Benneyworth	
Dominic Boeck	
Graham Bridgman	
Paul Bryant	
Anthony Chadley	
Keith Chopping	
Jeanette Clifford	
Hilary Cole	
James Cole	
Richard Crumly	
Rob Denton-Powell	
Lynne Doherty	
Adrian Edwards	
Sheila Ellison	
Marcus Franks	
James Fredrickson	
Dave Goff	
Nick Goodes	
Manohar Gopal	
Paul Hewer	
Clive Hooker	
Carol Jackson-Doerge	
Marigold Jaques	
Mike Johnston	

Conservative Group	Liberal Democrat Group
Graham Jones	
Rick Jones	
Alan Law	
Tony Linden	
Gordon Lundie	
Tim Metcalfe	
Ian Morrin	
Graham Pask	
Anthony Pick	
James Podger	
Garth Simpson	
Richard Somner	
Anthony Stansfeld	
Virginia von Celsing	
Quentin Webb	
Emma Webster	
Laszlo Zverko	

Recommendation 1:

- **That the Council notes that under Paragraph 8 of the Local Government (Committees and Political Groups) Regulations 1990, notice has been received that the Members set out in paragraph 1.1 above are to be regarded as Members of the Conservative and Liberal Democrat Groups respectively.**

2. Proposed New Model for Scrutiny

- 2.1 In order to improve the way the Council carries out its scrutiny activities it is proposed that the Council integrates its policy development activities associated with scrutiny into work which it is already doing.
- 2.2 It is proposed that the Council appoints a group of “scrutineers” who would, inter alia, be incorporated into the individual project groups associated with the Corporate Programme.
- 2.3 This new model would look to retain an Overview and Scrutiny Management Commission (comprising the group of “scrutineers”) which would meet quarterly to review performance reports etc whilst also being responsible for call-ins. This new model would also look to recognise other current policy development activities which are ongoing across a range of other Task Groups. The new model would however mean that the Communities, Environment and Resources Select Committees would be disbanded.
- 2.4 A decision on the future of Scrutiny will have been made following the discussion of Item 11 ‘Proposed New Model for Scrutiny’. The number of Committees, their Membership and number of substitutes will need to be adjusted, if necessary, depending on the outcome of that decision.

Recommendation 2:

- That Council notes the discussion and outcome of the proposed new model for scrutiny as outlined in paragraphs 6.1 to 6.4 of the report entitled “Proposed new model for Scrutiny” (Agenda item 11 refers) and if appropriate adjusts the seats and substitute numbers accordingly on Committees as set out in Tables A, B and C below.

3. Appointment of Committees

- 3.1 In accordance with Paragraph 4.2.2 of the Constitution, the Council is required to appoint Committees and other Member bodies that are not part of the Executive or its sub-committees including the Health and Wellbeing Board.
- 3.2 It is proposed that Council appoint the Committees (as set out in Table A) with the number of places shown for each.

Table A

	Existing Scrutiny Model	Proposed Scrutiny Model
Body	Number of Seats	Number of Seats
Overview and Scrutiny Management Commission	7	12
Communities Select Committee	5	0
Environment Select Committee	5	0
Resources Select Committee	5	0
Total	22	12
	Existing Governance Arrangements	
Licensing Committee	12	
District Planning Committee	12 <i>(six members of the Eastern Area Planning Committee and six Members of the Western Area Planning Committee)</i>	
Eastern Area Planning Committee	12	
Western Area Planning Committee	12	
Personnel Committee	5	
Appeals Panel	12	
Governance and Ethics Committee	8 <i>(two non-voting co-opted Parish Councillors and a substitute Parish Councillor will also be appointed to this Committee)</i>	
Total	95	85

Recommendation 3 and 15:

- That the Council agrees to the appointment of the various Committees and to the number of places on each as set out in paragraph 3.2 (Table A).
- That authority be delegated to the Monitoring Officer to make any changes required to the Constitution as a result of the appointments to Committees.

4. Allocation of Seats

4.1 The political balance of the Council currently stands as follows:

	Number of Members No.	Political Composition %
Conservative Group	47	92.2%
Liberal Democrat Group	4	7.8%
Vacancy	1	
	52	100.00%

4.2 In allocating seats on Committees, the Council must give effect, so far as reasonably practical, to the principles contained in Section 15(5) of the Local Government and Housing Act 1989 which may be summarised as follows:

- (1) Not all seats on any Committee are to be allocated to the same political group;
- (2) The majority of seats on any Committee must be allocated to the majority Group;
- (3) Subject to (1) and (2) above, the number of seats on ordinary Committees must be allocated to each political group in the same proportion as their representation on the Council;
- (4) Subject to (1) and (3) above, the number of seats on any Committee must be the same proportion as the political group's representation on full Council;
- (5) To qualify two or more Members must form a group.

4.3 Based on 95 seats (Table A with existing Scrutiny Arrangements), the "basket principle" and the normal rules of rounding, the following number of seats would therefore normally be allocated to each Group.

Group	Ratio	No of Seats
Conservative Group	92% x 95	87
Liberal Democrat Group	8% x 95	8
Total		95

OR

4.4 Based on 85 seats (Table A with proposed new Scrutiny Arrangements), the "basket principle" and the normal rules of rounding, the following number of seats would therefore normally be allocated to each Group.

Group	Ratio	No of Seats
Conservative Group	92% x 85	78
Liberal Democrat Group	8% x 85	7
Total		85

4.5 However in accordance with rule (1) as set out in paragraph 4.2 above the Liberal Democrat Group would be entitled to one seat on each of the above Committees. This means that they would therefore be entitled to either eleven seats (existing scrutiny arrangements) or eight seats (new scrutiny arrangements).

4.6 The seats on Committees will therefore be allocated as follows:

Table B						
Committee	Total Number of Seats		Conservative Group		Liberal Democrat Group	
	Existing	Proposed	Existing	Proposed	Existing	Proposed
Overview and Scrutiny Management Commission	7	12	6	11	1	1
Communities Select Committee	5	0	4	0	1	0
Environment Select Committee	5	0	4	0	1	0
Resources Select Committee	5	0	4	0	1	0
Licensing Committee	12	12	11	11	1	1
District Planning Committee	12	12	11	11	1	1
Eastern Area Planning Committee	12	12	11	11	1	1
Western Area Planning Committee	12	12	11	11	1	1
Personnel Committee	5	5	4	4	1	1
Appeals Panel	12	12	11	11	1	1
Governance and Ethics Committee	8	8	7	7	1	1
Total	95	85	84	77	11	8

Recommendation 4 and 15:

- That the Council agrees to the allocation of seats to the Political Groups in accordance with section 15(5) of the Local Government Act 1989 as set out in paragraph 4.6 of Appendix A (Table B).
- That authority be delegated to the Monitoring Officer to make any changes required to the Constitution as a result of the appointments to Committees.

5. Substitutes

5.1 In accordance with the Council’s Constitution, the Council is required to determine the number of substitute Members that may be appointed in respect of each Committee. The number of substitutes for each Committee is as follows:

Table C		
Governance Arrangements	Existing	Proposed
Overview and Scrutiny Management Commission	Six Conservative Substitutes - two from each of the three Scrutiny Select Committees Three Liberal Democrat Substitutes	Three Conservative Substitutes and One Liberal Democrat Substitute
Communities Select Committee	Two Conservative and One Liberal Democrat Substitute	N/a
Environment Select Committee	Two Conservative and One Liberal Democrat Substitute	N/a
Resources Select Committee	Two Conservative and One Liberal Democrat Substitute	N/a
Area Planning Committees	Up to 4 per Political Group	Up to 4 per Political Group
District Planning Committee	Up to 4 per Political Group – 2 from the Eastern Area of the District and 2 from the Western Area of the District	Up to 4 per Political Group – 2 from the Eastern Area of the District and 2 from the Western Area of the District
Licensing Committee	No substitutes permitted	No substitutes permitted
Personnel Committee	Up to 2 per Political Group	Up to 2 per Political Group
Appeals Panel	No substitutes permitted	No substitutes permitted
Governance and Ethics Committee	Up to 2 per Political Group	Up to 2 per Political Group

5.2 In respect of the District and Area Planning Committees, the substitute Members are all drawn from Members representing wards within the Committee’s area who are not appointed to the Committee.

Recommendations 5 and 6:

- That the number of substitutes on Committees and Commissions be as set out in paragraph 5.1 (Table C).
- In respect of the District and Area Planning Committees, the substitute Members are all drawn from Members representing wards within the Committee’s area who are not appointed to the Committee. Where substitutes attend the District Planning meeting they need to be drawn

from the same Area Planning meeting as the Member they are substituting for.

6. Appointment to Committees

6.1 Appendix C is a list of Committees and the nominations from each Political Group.

Recommendation 7:

- **That the Council approves the appointment of Members to the Committees as set out in Appendix C and in accordance with the wishes of the Political Groups.**

7. Planning and Policy Framework

7.1 In accordance with Regulation 4, Schedule 3 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 and the Local Authorities (Functions and Responsibilities) (England) (Amendment No.2) Regulations 2008 the Council is requested to confirm the Policy Framework for 2017/18 as set out below:

- Council Strategy;
- Local Transport Plan;
- Licensing Policy;
- Gambling Policy;
- Plans and strategies which together comprise the Development Plan;
- Health and Wellbeing Strategy;
- Statutory Pay Policy Statement.

Recommendations 8 and 9:

- **That the Council, in accordance with Regulation 4, Schedule 3 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000, and the Local Authorities (Functions and Responsibilities) (England) (Amendment No.2) Regulations 2008, agrees the Council's Policy Framework for 2017/18 be as set out above and that any appropriate amendments be made to the Council's Constitution (Paragraph 2.5.2) should this be necessary.**
- **That the Council, in accordance with Regulation 5, Schedule 4 of the Local Authorities (Functions and Responsibilities) (England) Regulations 2000, approves that all other plans, policies and strategies requiring approval and not included in the approved Policy Framework be delegated to the Council's Executive.**

8. Executive – Article 6

8.1 Paragraph 2.6.5 of Article 6 of the Constitution sets out the current Executive Portfolios and this will need to be amended in the light of any proposed changes made by the Leader of the Council to these Portfolios as set out in Appendix C.

Recommendation 10:

- **That the Council agrees that Paragraph 2.6.5 of Article 6 of the Constitution, setting out the Executive Portfolios, be amended to reflect any changes made by the Leader of the Council at the Annual Council meeting.**

9. Governance and Ethics Committee

- 9.1 At the Full Council meeting on the 02 July 2015 Members agreed to merge the then Standards, and Governance and Audit Committees to form a Governance and Ethics Committee. It was agreed that the membership of the revised Governance and Ethics Committee would comprise ten representatives (eight District Councillors appointed on a proportional basis and two co-opted non-voting Parish/Town Councillors). It was also agreed that the Advisory Panel and three Independent Persons would be retained.
- 9.2 The Advisory Panel would comprise eight Members: two from the administration, two from the main opposition party, two parish/town councillors and two of the three Independent Persons, used on a rotational basis.
- 9.3 It is now being proposed that the Council appoint a non voting substitute Parish Councillor to each of the Governance and Ethics Committee and the Governance and Ethics Advisory Panel. This is in order to ensure that there is Parish Council representation at the meetings and also to provide continuity.

Recommendations 11, 12 and 13:

- **That the appointment of two non voting co-opted Parish/Town Councillors and one non-voting substitute Parish/Town Councillor be made to the Governance and Ethics Committee namely Barry Dickens (co-opted non voting Parish Councillor), Geoff Mayes (co-opted non voting Parish Councillor) and Jane Langford (substitute co-opted non voting Parish Councillor)**
- **That the appointment of two Parish/Town Councillors and one non-voting substitute Parish/Town Councillor is made to the Governance and Ethics Committee's Advisory Panel namely Tony Renouf, Darren Peace and Bruce Laurie (substitute)**
- **To re-appoint three Independent Persons namely Lindsey Appleton, James Rees and Mike Wall.**

10. Health and Wellbeing Board

- 10.1 The Health and Wellbeing Board is a Sub-Committee of the Executive as set out in the Health and Social Care Act 2012. A number of regulations linked to Committees have been disapplied in relation to this Committee such as the proportionality rules and rules pertaining to voting. The membership of the Board has recently been extended and will be as follows*:

- Leader of the Council or other appropriate elected Member
- Portfolio Holder with responsibility for Health and Wellbeing
- North and West Reading Clinical Commissioning Group
- Newbury and District Clinical Commissioning Group
- Strategic Director of Public Health or Assistant Director of Public Health
- Director of Community Services (role covers Children’s Services and Adult Social Services)
- Local Healthwatch Representative
- Representative from the Voluntary and Community Sector
- Portfolio Holder with responsibility for Children and Young People
- Portfolio Holder with responsibility for Adult Social Care
- Portfolio Holder with responsibility for Partnerships
- Shadow Portfolio Holder with responsibility for Health and Wellbeing
- NHS England Local Area Team
- Chief Officer (Federation of CCGs)
- Royal Berkshire Fire and Rescue Service
- Thames Valley Police
- Representative from the Housing Sector

*Subject to any changes made to the Portfolio Holders by the Leader at the Council meeting.

10.2 Each of the Board Members have nominated a named substitute as set out in Appendix C.

Recommendation 14

- **To agree the membership of the Health and Wellbeing Board as set out in paragraph 10.1 of Appendix A.**

Background Papers:

- The Local Government and Housing Act 1989
- Local Government (Committees and Political Groups) Regulations 1990
- Local Authorities (Functions and Responsibilities) (England) Regulations 2000
- The Localism Act 2011
- The Local Authorities (Standing Orders) (England) (Amendment) Regulations 2015

Subject to Call-In:

Yes: No:

The item is due to be referred to Council for final approval
Delays in implementation could have serious financial implications for the Council
Delays in implementation could compromise the Council’s position

Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months

Item is Urgent Key Decision

Report is to note only

Wards affected:

All

Strategic Aims and Priorities Supported:

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

MEC1 – Become an even more effective Council

The proposals contained in this report will help to achieve the above Council Strategy priority by ensuring the Council's Governance structure is adequately resourced.

Officer details:

Name: Moira Fraser
Job Title: Democratic and electoral Services Manager
Tel No: 01635 519045
E-mail Address: moira.fraser@westberks.gov.uk

Appendix B

Equality Impact Assessment - Stage One

We need to ensure that our strategies, policies, functions and services, current and proposed have given due regard to equality and diversity as set out in the Public Sector Equality Duty (Section 149 of the Equality Act), which states:

- “(1) A public authority must, in the exercise of its functions, have due regard to the need to:**
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;**
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; This includes the need to:**
 - (i) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;**
 - (ii) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;**
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it, with due regard, in particular, to the need to be aware that compliance with the duties in this section may involve treating some persons more favourably than others.**
- (2) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.**
- (3) Compliance with the duties in this section may involve treating some persons more favourably than others.”**

The following list of questions may help to establish whether the decision is relevant to equality:

- Does the decision affect service users, employees or the wider community?
- (The relevance of a decision to equality depends not just on the number of those affected but on the significance of the impact on them)
- Is it likely to affect people with particular protected characteristics differently?
- Is it a major policy, or a major change to an existing policy, significantly affecting how functions are delivered?
- Will the decision have a significant impact on how other organisations operate in terms of equality?
- Does the decision relate to functions that engagement has identified as being important to people with particular protected characteristics?
- Does the decision relate to an area with known inequalities?
- Does the decision relate to any equality objectives that have been set by the council?

Please complete the following questions to determine whether a full Stage Two, Equality Impact Assessment is required.

What is the proposed decision that you are asking the Council to make:	To appoint Members to Committees
Summary of relevant legislation:	
Does the proposed decision conflict with any of the Council's key strategy priorities?	No
Name of assessor:	Moira Fraser
Date of assessment:	27 April 2017

Is this a:		Is this:	
Policy	No	New or proposed	No
Strategy	No	Already exists and is being reviewed	Yes
Function	No	Is changing	Yes
Service	No		

1. What are the main aims, objectives and intended outcomes of the proposed decision and who is likely to benefit from it?	
Aims:	To appoint Members to the Councils various Committees
Objectives:	
Outcomes:	
Benefits:	

2. Note which groups may be affected by the proposed decision. Consider how they may be affected, whether it is positively or negatively and what sources of information have been used to determine this. (Please demonstrate consideration of all strands – Age, Disability, Gender Reassignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion or Belief, Sex and Sexual Orientation.)		
Group Affected	What might be the effect?	Information to support this
Age		
Disability		
Gender Reassignment		
Marriage and Civil		

Partnership		
Pregnancy and Maternity		
Race		
Religion or Belief		
Sex		
Sexual Orientation		
Further Comments relating to the item:		
All groups effected equally		

3. Result	
Are there any aspects of the proposed decision, including how it is delivered or accessed, that could contribute to inequality?	No
Please provide an explanation for your answer:	
Will the proposed decision have an adverse impact upon the lives of people, including employees and service users?	No
Please provide an explanation for your answer:	

If your answers to question 2 have identified potential adverse impacts and you have answered 'yes' to either of the sections at question 3, or you are unsure about the impact, then you should carry out a Stage Two Equality Impact Assessment.

If a Stage Two Equality Impact Assessment is required, before proceeding you should discuss the scope of the Assessment with service managers in your area. You will also need to refer to the [Equality Impact Assessment guidance and Stage Two template](#).

4. Identify next steps as appropriate:	
Stage Two required	No
Owner of Stage Two assessment:	
Timescale for Stage Two assessment:	

Name: Moira Fraser

Date: 27 April 2017

Please now forward this completed form to Rachel Craggs, Principal Policy Officer (Equality and Diversity) (rachel.craggs@westberks.gov.uk), for publication on the WBC website.

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West Berkshire District Council Housing Site Allocations Development Plan Document

Committee considering report:	Council
Date of Committee:	9 May 2017
Portfolio Member:	Councillor Hilary Cole
Date Portfolio Member agreed report:	27 April 2017
Report Author:	Bryan Lyttle
Forward Plan Ref:	C3227

1. Purpose of the Report

- 1.1 To inform Council of the receipt of the Inspector's Report into the Examination of the West Berkshire District Council Housing Site Allocations Development Plan Document (HSA DPD).
- 1.2 To consider the adoption of the West Berkshire Housing Site Allocations Development Plan Document as attached in Appendix A.

2. Recommendations

- 2.1 That Council resolves that:
 - (1) The West Berkshire Housing Site Allocations Development Plan Document as attached in Appendix A is adopted in accordance with Section 23 of the Planning and Compulsory Purchase Act 2004 (as amended).
 - (2) Delegated authority is given to the Head of Development and Planning to agree any minor typographical and formatting refinements to the West Berkshire Housing Site Allocations Development Plan Document before publication.

3. Implications

- 3.1 **Financial:** The cost to the Council has been met within budget 2016/17
- 3.2 **Policy:** The HSA DPD is a "daughter document" to the Core Strategy and does not reassess the housing requirement. A new Local Plan, looking longer term, will be prepared to meet the objectively assessed need, as far as is consistent with the policies in the NPPF.
- 3.3 **Personnel:** n/a
- 3.4 **Legal:** Once Council adopts the HSA DPD it is still subject to a potential Judicial Review (JR) either by a developer or

member of the public. Requests for a JR must be made within 6 weeks following the day of adoption.

3.5 **Risk Management:** n/a

3.6 **Property:** n/a

3.7 **Other:** n/a

4. Other options considered

None

Executive Summary

5. Introduction / Background

- 5.1 The Housing Site Allocations Development Plan Document (HSA DPD) was submitted to the Secretary of State on 6th April 2016. Examination sessions were held in June and July 2016 to discuss a number of issues upon which the Inspector required clarification. During the hearing sessions, the Inspector asked the Council to undertake additional work on a number of issues.
- 5.2 This work was completed in August 2016 and submitted to the Inspector at the beginning of September. The Inspector then sought additional comments on this work from those participants who attended the relevant hearing sessions.
- 5.3 At the same time, in accordance with Section 20 (7c) of the Planning and Compulsory Purchase Act 2004 (as amended), the Council formally requested that the Inspector recommended necessary modifications to the DPD in order to ensure legal compliance/soundness.
- 5.4 On 17th October 2016 the Inspector issued his preliminary findings and proposed a number of Main Modifications to the DPD. These proposed Main Modifications were subject to a further 7 week consultation between 12 December 2016 and 30 January 2017. They received a total of 105 responses which the Council duly sent on to the Inspector at the end of February together with the Council's response to them. These were all considered by the Inspector in reaching his conclusions.

6. Inspector's Report

- 6.1 The Inspector's Report was received on 28 March 2017 for 'fact checking'. This provided an opportunity for officers to identify any factual errors and to seek clarification on any conclusions that were unclear – but did not provide any scope to question conclusions. Officers completed the 'fact check' and the final report was then received from the Planning Inspectorate on 6 April 2017. The final Inspector's Report is attached as Appendix B.
- 6.2 The Inspector concluded that all legal and regulatory requirements had been met and that the West Berkshire Housing Site Allocations Development Plan Document provides an appropriate basis for the planning of the area, providing a number of modifications are made to the plan. These are set out in the appendix to his report. All of the required modifications were actually proposed by the Council during the course of the Examination and the Inspector recommended their inclusion after considering the representations on them from other parties.
- 6.3 The Main Modifications are summarised as follows:
 - To set out the role of the DPD, its relationship to the adopted Core Strategy, the policies Map, Neighbourhood Plans and the forthcoming "new" Local Plan.
 - To clarify that the DPD has only reviewed the settlement boundaries for those settlements within the settlement hierarchy set out in the Core Strategy. All settlement boundaries will be reviewed through the preparation of the new Local Plan.

- To make specific changes to policies dealing with individual housing sites, including the clarification of developable areas and the development potential of some sites. The most significant of these are:
 - the removal of Policy HSA14 North Lakeside, Theale and redrawing the settlement boundary of Theale around the whole of the Lakeside site. The southern portion of the site already has an extant planning permission for residential development and inclusion of the whole site would help to enable a comprehensive scheme which takes account of the nature and character of the area.
 - to increase the developable area of site ref:THE009 land between the A340 and The Green, Theale (Policy HSA 12) from 2.3 hectares to 3.4 hectares and increase the development potential of the site from approximately 70 dwellings to approximately 100 dwellings.
 - to increase the developable area of site ref:EUA025 land adjacent to Junction 12 of M4, Bath Road, Calcot (Policy HSA 12) from 1.7 hectares to approximately 4 hectares and increase the development potential of the site from approximately 100 dwellings to between 150 and 200 dwellings.
 - the removal of Policy TS3 relating to Clappers Farm Area of Search, Beech Hill (site ref:GTTS6).
- To make specific changes to some settlement boundaries, the most significant of which are:
 - to delete the proposed inclusion of Green Lane within the settlement boundary of Chieveley
 - to include the properties at Hermitage Green within the settlement boundary of Hermitage
- To clarify that there is a presumption in favour of development and redevelopment within the settlement boundaries of Burghfield, Curridge, Donnington, Eddington, Upper Bucklebury and Wickham. These settlements had been erroneously omitted from Policy C1 at the submission stage.
- To clarify Policy C1 that the circumstances where new dwellings in the countryside can be permitted will include limited infill in settlements in the countryside with no defined boundary.
- To clarify that Policy C5 does not apply to the existing educational and institutional establishments within the rural area of West Berkshire. The policy provisions for new development associated with these establishments are set out in saved policy ENV.27 of the West Berkshire District Local Plan.
- To clarify Policy P1, parking standards in relation to new development, with regard to visitor spaces for flats and change the requirement for two bed flats in Zone 1 to one space per dwelling in line with two bed houses in this zone.

7. Conclusion

- 7.1. The Inspector has concluded that the West Berkshire Housing Site Allocations Development Plan Document provides an appropriate basis for the planning of the area, providing a number of modifications are made to the plan. West Berkshire Council has specifically requested that the Inspector recommends any modifications necessary to enable the plan to be adopted.
- 7.2 If the Council resolves to adopt the West Berkshire Housing Site Allocations Development Plan Document, the plan will be formally advertised in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. This triggers a six week period within which any person aggrieved by the West Berkshire Housing Site Allocations Development Plan Document may make an application to the High Court under section 113 of the Planning and Compulsory Purchase Act 2004 (as amended) on the grounds that either:
- (a) The document is not within the appropriate power; or
 - (b) A procedural requirement has not been complied with.
- 7.3 Once adopted, the West Berkshire Housing Site Allocations Development Plan Document becomes part of the Development Plan.

8. Appendices

- Appendix A – final text of the Housing Site Allocations Development Plan Document (including Main Modifications as set out in the Inspector’s Report and Minor Modifications as set out in the Schedule of Proposed Minor Changes (December 2016)
- Appendix B - Inspector’s Report on the Examination into the West Berkshire Housing Site Allocations Development Plan Document (6 April 2017)

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Proposed Submission Housing Site Allocations DPD (2006 - 2026)
(incorporating proposed Main Modifications)

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1 Introduction

1 Introduction

1.1 The Housing Site Allocations Development Plan Document (HSA DPD) is currently being independently examined by a Planning Inspector appointed by the Secretary of State. The Inspector's role is to assess whether the DPD has been prepared in accordance with the Duty to Cooperate, legal and procedural requirements and whether it is sound (positively prepared, justified, effective and consistent with national policy). If the Inspector concludes that the Housing Site Allocations DPD is sound and meets the necessary tests, it can then be adopted by Council and will form part of the Local Plan for the District.

1.2 The Inspector is examining the DPD as it was submitted to the Secretary of State on 6 April 2016. Examination hearing sessions were held in June and July 2016 to discuss a number of issues upon which the Inspector required clarification. The purpose of the discussions at the hearings was for the Inspector, the Council and participants to gain the fullest possible understanding of any Main Modifications that may be required to make the DPD sound and legally compliant. The Council was then invited by the Inspector to make a formal request under section 20(7C) of the Planning and Compulsory Purchase Act 2004 (as amended) for him to recommend Main Modifications to the DPD. The Council made this formal request on 2 September 2016.

1.3 During the hearing sessions, the Inspector asked the Council to undertake additional work on a number of issues. This work was completed in August 2016 and was submitted to the Inspector at the beginning of September. The Inspector then sought additional comments on this work from those participants who attended the relevant hearing sessions.

1.4 Based on the outcomes of the hearing sessions and the additional work undertaken, the Inspector issued his preliminary findings on 17 October 2016. The findings are without prejudice to his final report but set out the Main Modifications he considers are required in order to make the DPD sound.

1.5 This tracked changes version (23 November 2016) of the Proposed Submission Housing Site Allocations DPD includes these proposed Main Modifications. These changes are expressed with highlighting and either the conventional form of **strikethrough** for deletions and **underlining** for additions of text (with the exception of the indicative site plans which are shown as 'map to be deleted' and 'updated map'). The proposed Main Modifications will be subject to a 7 week public consultation between **12 December 2016 to 30 January 2017**.

1.6 You can comment on the Main Modifications via our consultation portal at <http://consult.westberks.gov.uk/portal> and register using the 'login/register' section. Alternatively please fill in the on-line consultation form which is available at <http://www.westberks.gov.uk/hsaexamination> and return it to us by email at planningpolicy@westberks.gov.uk. Hard copies of the Proposed Submission DPD (incorporating proposed Main Modifications) and consultation form are also available to view at the Council Offices, Market Street and all libraries across the District. We are seeking your comments on the tests of soundness and legal compliance of the proposed Main Modifications. Your comments should therefore address whether the Main Modifications are:

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

Introduction 1

1.7 We are also inviting representations on the accompanying Sustainability Appraisal/ Strategic Environmental Assessment Report and Habitats Regulations Assessment with addenda where they relate to the Main Modifications. Following the consultation, all the responses will be submitted to the independent Planning Inspector so that he can prepare his final report.

1.8 The Council has also identified Proposed Minor Changes comprising modifications of a minor nature to update the DPD, to correct errors and to provide clarification in interpreting the policies of the DPD. These changes are not subject to public consultation and so will not be considered by the Inspector. The Proposed Minor Changes are included within this tracked changes version of the DPD and are expressed in red text and either the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

2 Background

2 Background

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

2.2 It has been prepared following the adoption of the West Berkshire Core Strategy in July 2012 which sets out the overall planning framework ~~for the site specific proposals and policies to be contained in other documents.~~ The Core Strategy allocates strategic development sites in Newbury (Newbury Racecourse and Sandleford Park). It also sets out strategic policies.

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

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

Approach to housing numbers

2.5 ~~This DPD does not reassess the housing requirement set out in t~~The Core Strategy. ~~This~~ sets out a housing requirement for the District of 'at least' 10,500 net additional dwellings from 2006 to 2026 which is an annual requirement of 525 dwellings per annum. The Core Strategy was prepared at a time when the housing number for the District was allocated via the regional tier of Government which has now been abolished.

2.6 The Council is now required by national policy set out in the National Planning Policy Framework (NPPF) to meet the 'objectively assessed housing needs' of the area. Work has been undertaken in partnership with the other local authorities in Berkshire and the Thames Valley Berkshire Local Enterprise Partnership (LEP⁽¹⁾) to establish how much housing West Berkshire will need in the future through the production of a Strategic Housing Market Assessment (SHMA). This has ~~identified given~~ an objectively assessed need figure of 665 dwellings per annum ~~over the period 2013 - 2036~~. This does not translate directly into a housing requirement for the District due to the need to take into account factors such as environmental constraints and the Duty to Cooperate. ~~The SHMA, and what the future requirement should be, will be considered as part of the preparation of the new Local Plan. This will allocate additional development and will look longer term to 2036, as well as dealing with other policy issues. 1000 homes are already committed post 2026 as part of the long term Sandleford Park allocation. Appendix 1 demonstrates how the housing requirement in the Core Strategy can be met.~~

2.7 The ~~Housing Site Allocation DPD implements first phase of the remainder of the future~~ housing requirement ~~identified in the Core Strategy, is being met through the preparation of the Housing Site Allocations DPD which will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy, with additional flexibility around these numbers. The sites allocated by this DPD will help boost the supply of housing land significantly in the short or medium term.~~

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

Background 2

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

2.9 The ~~Council reports on the progress that is made on the provision of housing in its Annual Monitoring Report (AMR) which is available on the Council's website. approach to the housing numbers is set out in more detail in a background paper that accompanies the DPD.~~

2.10 ~~The Plan should be read in conjunction with the Policies Map, which shows all policy boundaries and areas to which the policies apply.~~

Consultation

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

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

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

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

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

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

- The Housing Site Allocations Development Plan Document (DPD)
- The Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)
- Consultation Statement
- The Proposed Submission Policies Map

2 Background

- The Duty to Cooperate Statement
- The Habitat Regulations Assessment (HRA).

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

~~2.18 You can comment via our consultation portal at <http://consult.westberks.gov.uk/portal> and register using the 'login/register' section. Alternatively please fill in the on-line consultation form which is available at <http://www.westberks.gov.uk/hsaproposedsubmission> and return it to us by email at planningpolicy@westberks.gov.uk. Hard copies of the Proposed Submission DPD and consultation form are also available to view at the Council Offices, Market Street and all libraries across the District. We are seeking your comments on the tests of soundness and legal compliance of the Proposed Submission DPD as this will be tested at the Examination. Your comments should therefore address whether the plan is:~~

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

~~2.19 We sought your comments on the soundness and legal compliance of the proposals in the DPD between 9 November and 24 December 2015. All comments made at the preferred options stage have been taken into account in the production of the Proposed Submission DPD and will be submitted to the Inspector. Publication of the Proposed Submission document is a regulatory stage and any additional representations should relate specifically to the legal compliance and soundness of the document. [Guidance notes](#) for completing the form are available online.~~

2.20 Following the consultation, all the responses ~~will be~~ were submitted to the Secretary of State who ~~will~~ appointed an independent Planning Inspector to examine the ~~plan~~ DPD.

~~2.21 Examination hearing sessions were held in June and July 2016 to discuss a number of issues upon which the Inspector required clarification. During the hearing sessions the Inspector asked the Council to undertake additional work. The Inspector then sought additional comments on this work from participants who attended the relevant hearing sessions. Based on the outcomes of the hearing sessions and the additional work undertaken, the Inspector issued his preliminary findings on 17 October 2016. The findings are without prejudice to his final report but set out the Main Modifications he considers are required in order to make the DPD sound. We are seeking your comments on the soundness and legal compliance of the proposed main Modifications between 12 December 2016 and 30 January 2017.~~

Duty to Cooperate

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

2.23 Work on satisfying the Duty takes place on an ongoing basis. Early work focused on identifying the key strategic issues that would need to be considered as part of the preparation and delivery of the DPD in conjunction with other local authorities and prescribed bodies. The Council's approach to strategic planning has subsequently been prioritised and is being undertaken on this basis. The

Background 2

Duty to Cooperate Statement which accompanies the Proposed Submission DPD sets out in detail how the Council is cooperating on strategic cross-boundary issues in order to create and deliver a positively prepared plan.

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

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

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

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

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

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

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

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

2 Background

How have the housing sites been selected?

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

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

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

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

2.34 This resulted in preferred options for housing development which were consulted on during July-September 2014. In some cases the sites were presented as a range of options, from which choices needed to be made following the consultation and further technical work.

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

Neighbourhood Plans

2.36 The Council will support communities wishing to develop a Neighbourhood Plan. Any Neighbourhood Plans coming forward following the adoption of this DPD will help to boost the supply of housing across the district, adding additional flexibility. Any future allocations and housing requirements for Neighbourhood Plans to deliver will be considered as part of the new Local Plan.

Settlement boundary reviews

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

Background 2

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

2.39 As part of this work there have been no changes made to the settlement boundaries of Aldermaston and Great Shefford, and the settlement boundary of Mortimer will be reviewed through the forthcoming Neighbourhood Development Plan (NDP). The settlement boundary review criteria and maps can be found in Appendix 6.

Sites for Gypsies, Travellers and Travelling Showpeople

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

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

2.42 A 'call for sites' exercise was held between 28 April and 27 May 2014 in which interested parties could suggest sites they considered suitable for Gypsies, Travellers and Travelling Showpeople. A total of five sites were submitted, including requests from owners of some existing authorised sites to extend their sites and/or increase the number of pitches. In addition to these submitted sites four other sites were considered; one existing unauthorised site, a site which was promoted through the SHLAA for Gypsies and Travellers (EUA035), a site where planning permission had lapsed and a Council owned site. The potential suitability of each site was assessed to see which would be suitable to take forward as preferred sites.

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

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

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

2 Background

Policies to guide housing development in the countryside

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

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

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

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

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

Parking standards for new residential development

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

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

Policies Map

2.53 The Plan should be read in conjunction with the Policies Map, which shows all policy boundaries and the areas to which the policies apply.

Housing Sites 3

3 Housing Sites

3.1 All site allocations are subject to a planning application. The following policy sets out the criteria which all allocated sites within the Development Plan must comply with. This is followed by a section for each of the spatial areas which sets out a specific policy, accompanied by an indicative site plan, for each site allocated in this DPD. These site specific policies may amplify the points below and the DPD should be read as a whole. Information is also provided on proposed changes to the settlement boundaries.

Policy GS 1

General Site Policy

All sites will be delivered in accordance within the West Berkshire Development Plan⁽²⁾ and adopted Supplementary Planning Documents and Guidance. In addition, the policy criteria below will apply to each site:

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

2 The West Berkshire Development Plan currently consists of the saved policies of the West Berkshire Local Plan 1991-2006, the saved policies of the Replacement Minerals and Waste Local Plan for Berkshire and the West Berkshire Core Strategy and The South East Plan (May 2009), only insofar as Policy NRM6 applies.

3 Or any other policy document replacing this Plan.

3 Housing Sites

- A Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute *Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013* will be provided for each site. This will inform the final capacity, development design and layout of the site and requirements for green infrastructure and the provision of public open space.
- Development will respond positively to the local context, ensuring a high quality of design ~~in-keeping with~~ that responds effectively to the character of the surrounding area.
- Necessary infrastructure will be provided at a rate and scale that meets the needs that arise from the development as a whole, in accordance with both the most up to date Infrastructure Delivery Plan (IDP) and through conformity with the appropriate standards.
- All adverse impacts on habitats and species of principal importance for the conservation of biodiversity in England and other biodiversity will be ~~mitigated~~ addressed through avoidance, appropriate buffering, on-site mitigation and where applicable, off-site compensation measures.

Housing Sites 3

Spatial Area - Newbury and Thatcham (including Cold Ash)

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

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

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

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

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

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

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

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

3 Housing Sites

Newbury

Policy HSA 1

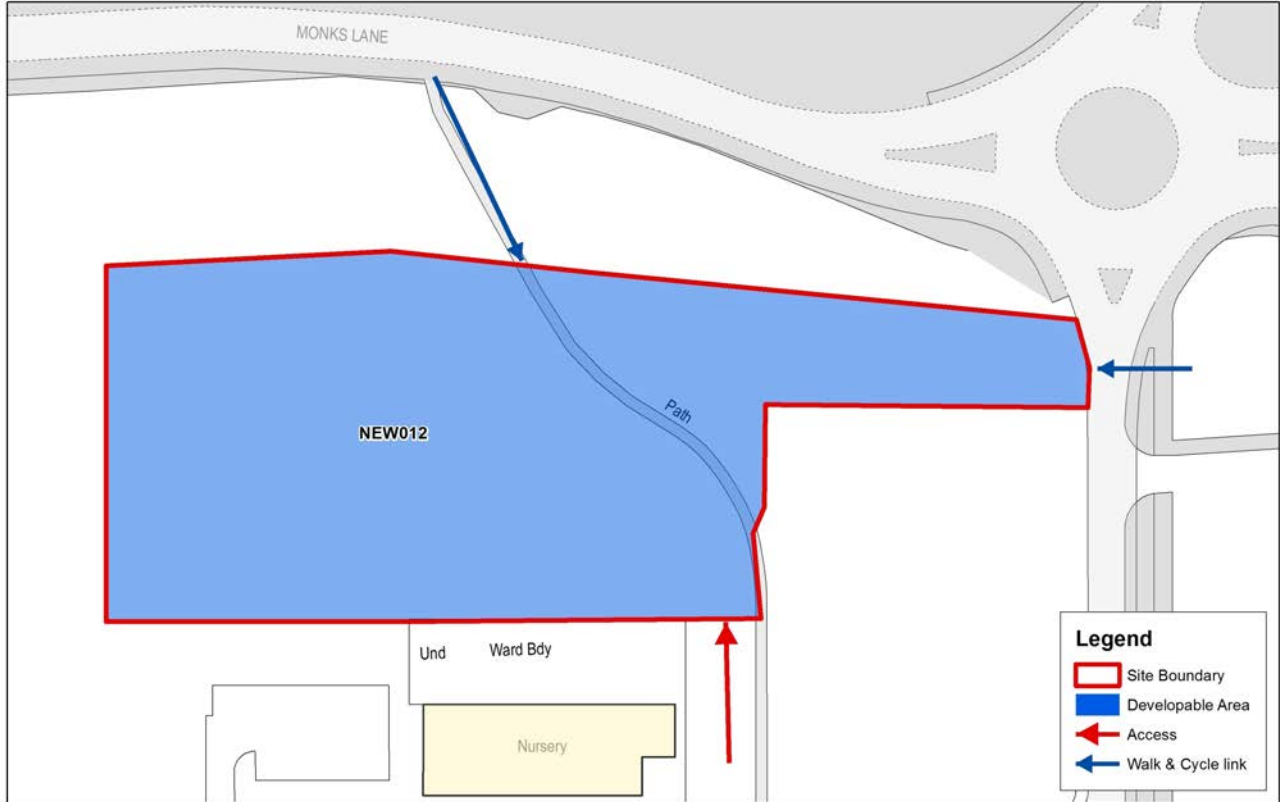
Land north of Newbury College, Monks Lane, Newbury (site reference NEW012)

This site has a developable area of ~~just over 0.5~~ **approximately 0.7** hectares and will be delivered in accordance with the following parameters:

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

Housing Sites 3

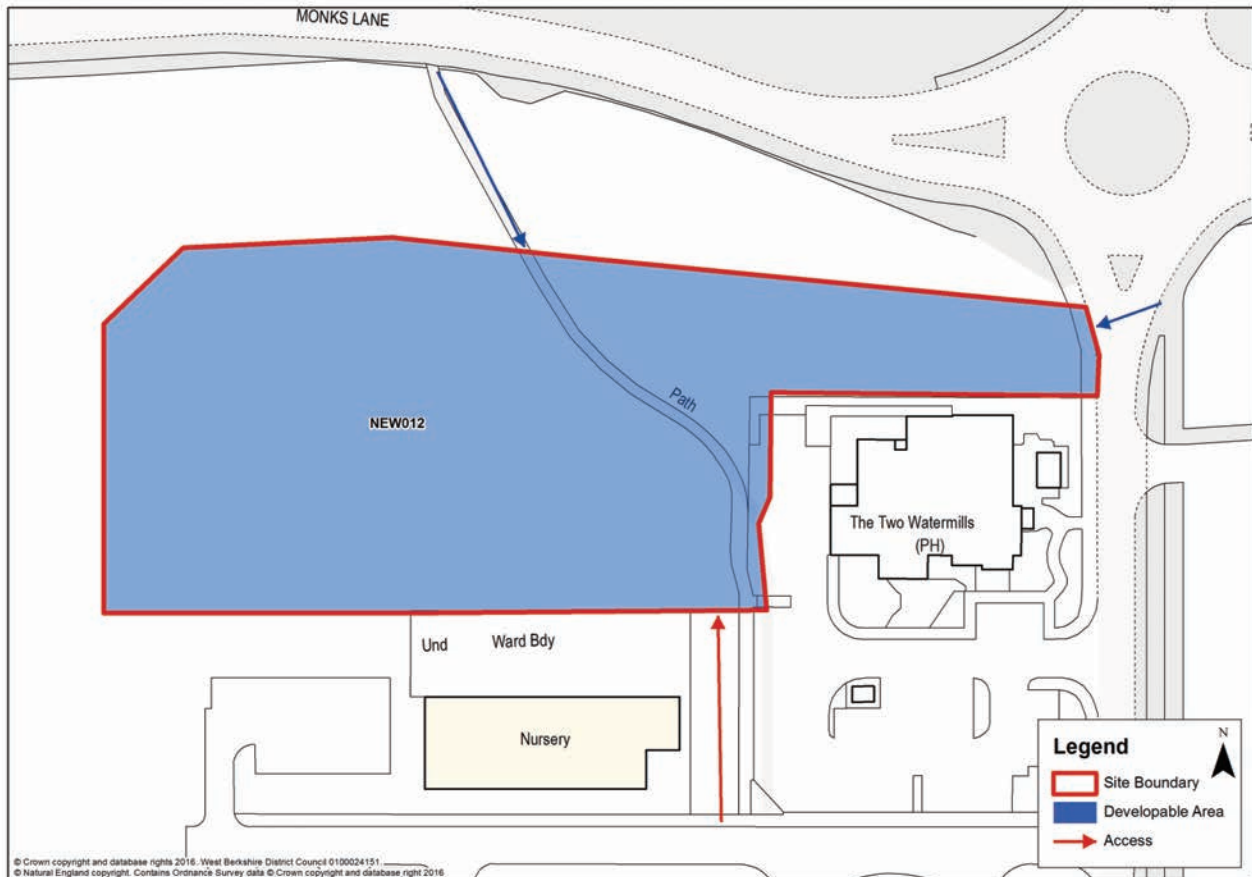
MAP TO BE DELETED Land north of Newbury College, Monks Lane, Newbury - Policy HSA1



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3 Housing Sites

UPDATED MAP Land north of Newbury College, Monks Lane, Newbury - Policy HSA1



Delivering and Monitoring - Policy HSA1

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA 2

Land at Bath Road, Speen, Newbury (site reference NEW042)

This site has a developable area of approximately 3.5 4.8 hectares and will be delivered in accordance with the following parameters:

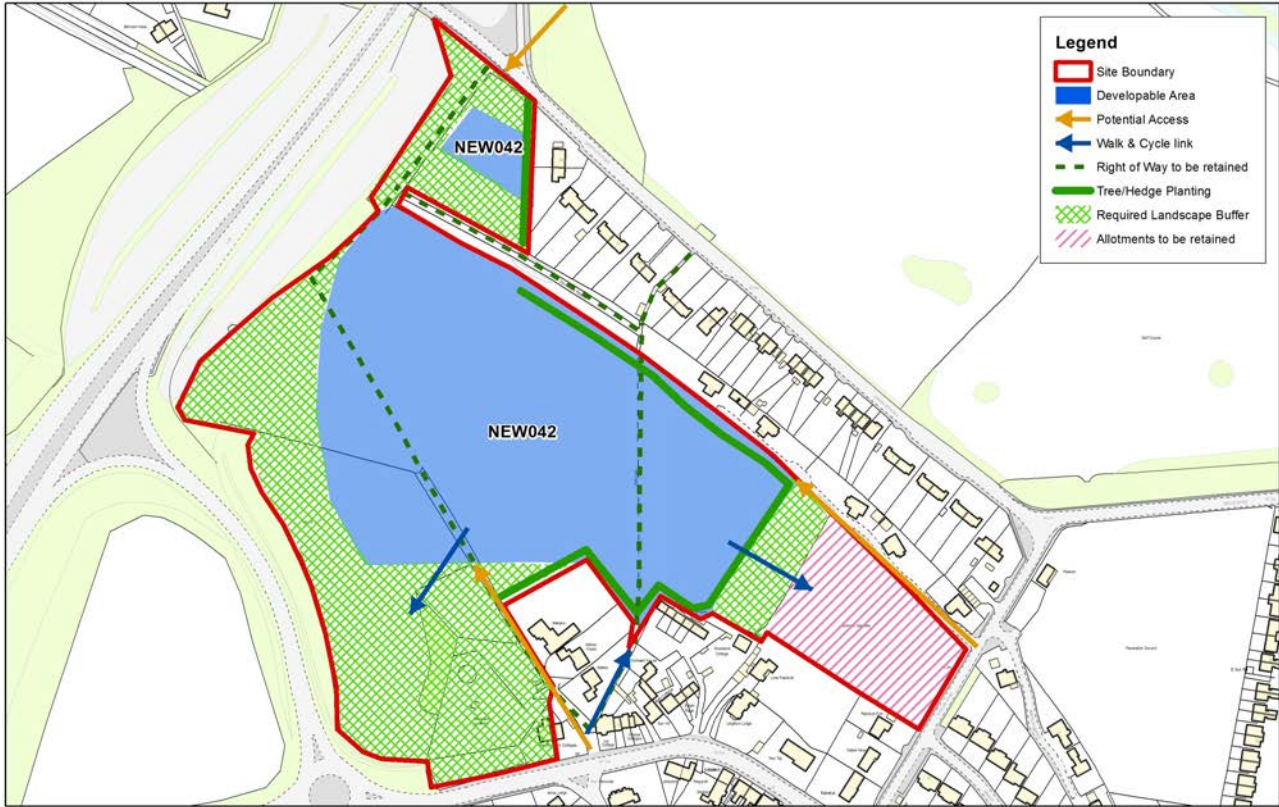
- The comprehensive delivery of approximately 100 dwellings.
- Vehicular access options to be fully explored are Bath Road, Station Road and the Lambourn Way. The final choice/s will be fully informed by a Landscape and Visual Impact Assessment (LVIA) for the site, which This will consider the development, design and layout, including full consideration of the heritage setting of the site.
- Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the A34.

Housing Sites 3

- Informed by an archaeological desk based assessment **as a minimum** and field evaluation **if required** to assess the historic environment potential of the site.
- Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) which will ensure development conserves and enhances the landscape edge to Speen and that the existing character of Speen and west Newbury is maintained. The scheme will include:
 - Limitation of built form to below the higher ground as shown in the site plan to avoid introducing prominent development on the skyline.
 - Retention of the allotments in situ, with consideration of additional provision.
 - A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural character of the western approach into Newbury.
 - Tree belts to be provided to the rear gardens of the adjacent houses linking into the tree line along the former railway line.
- Development will protect and enhance the ~~local distinctive character~~ **special architectural and historic interest of the Speen Conservation Area**.
- The rural character of the existing Public Rights of Way across the site will be protected.

3 Housing Sites

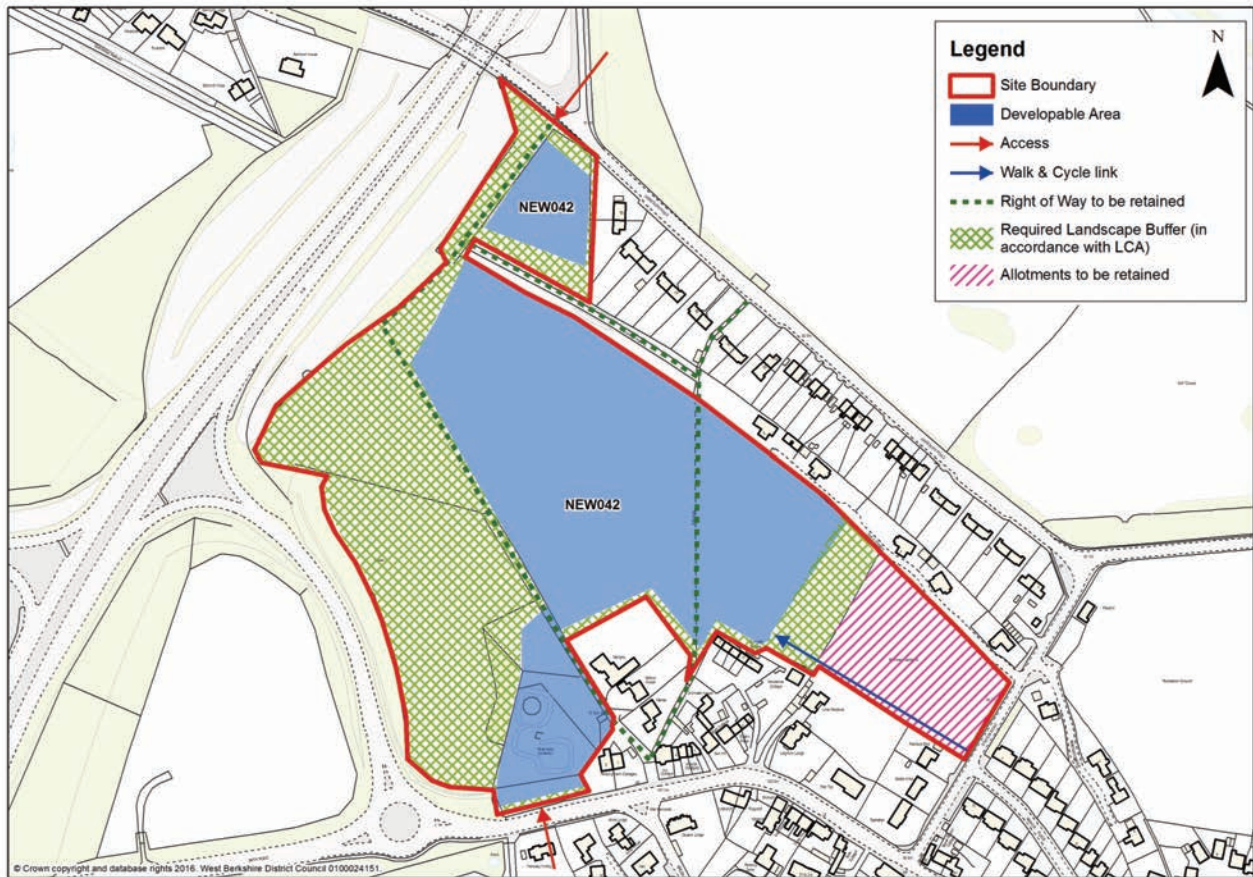
MAP TO BE DELETED Land at Bath Road, Speen, Newbury - Policy HSA2



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Housing Sites 3

UPDATED MAP - Land at Bath Road, Speen, Newbury, Policy HSA2



Delivery and Monitoring - Policy HSA2

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

3 Housing Sites

Policy HSA 3

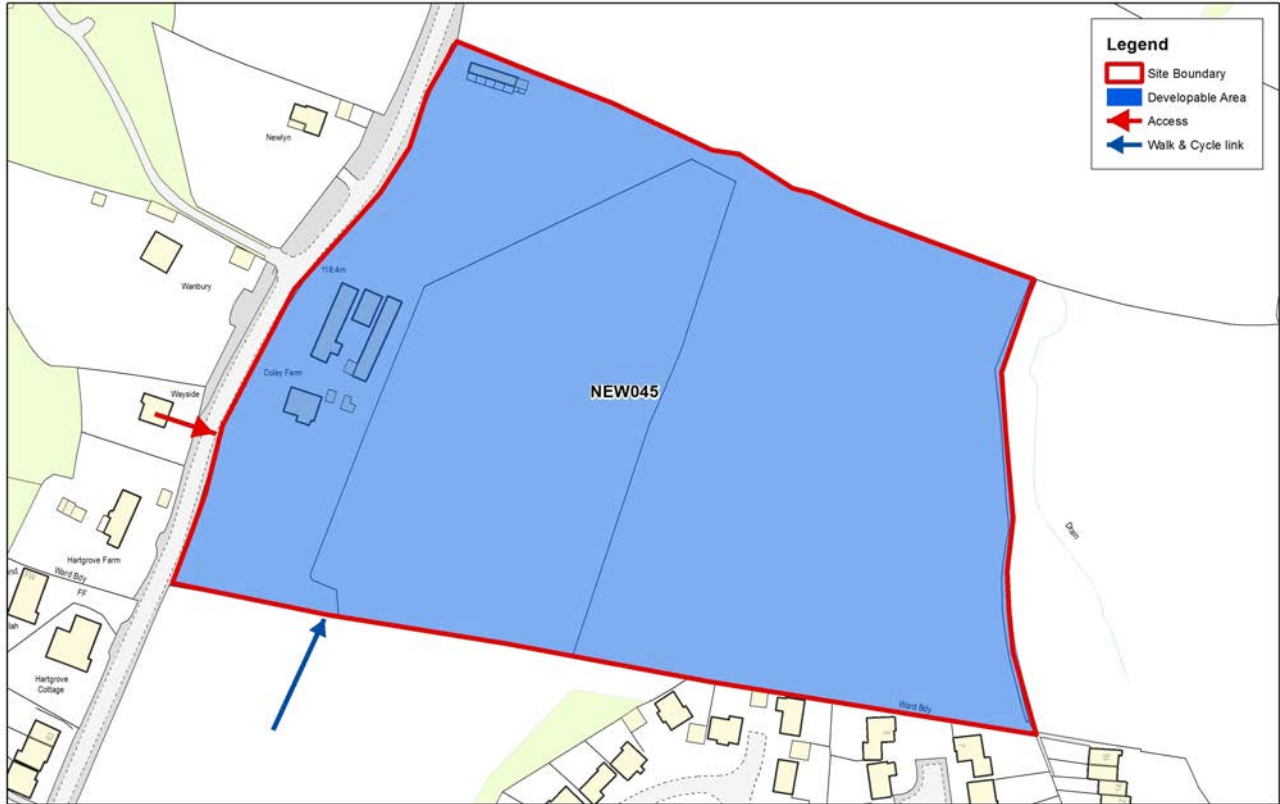
Land at Coley Farm, Stoney Lane, Newbury (site reference NEW045)

This site has a developable area of approximately ~~2.5~~ **3.3** hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 75 dwellings.
- Be accessed from Stoney Lane, which will require widening, with footpaths provided to connect the site to existing footways. The potential for secondary accesses will need to be fully explored through the planning application process.
- Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- Takes into account the findings of a flood risk assessment which will take into account the flood risk downstream of the site and include mitigation measures including sustainable drainage measures to manage surface water on-site.
- Comprises a development design and layout that includes the following measures:
 - Sensitively designed to respect the character of this part of Newbury.
 - Landscape measures to mitigate any visual impact on Stoney Lane and further boundary planting. Responds effectively to the topography of the site in terms of design and layout.
 - Dwellings fronting onto the open space to provide an attractive living environment.
 - Respects the setting of the balancing pond and other water features to the south of the site.
 - Provides cycle and footpath connections into existing routes and beyond into the open countryside.
- The following landscape mitigation is required to soften the edge and help integrate the site into the landscape:
 - Retention of vegetation along Stoney Lane, except at the access point
 - Development will be set back from Stoney Lane and a wide landscape buffer provided.
 - Development will be set back from the northern boundary and a woodland belt provided.

Housing Sites 3

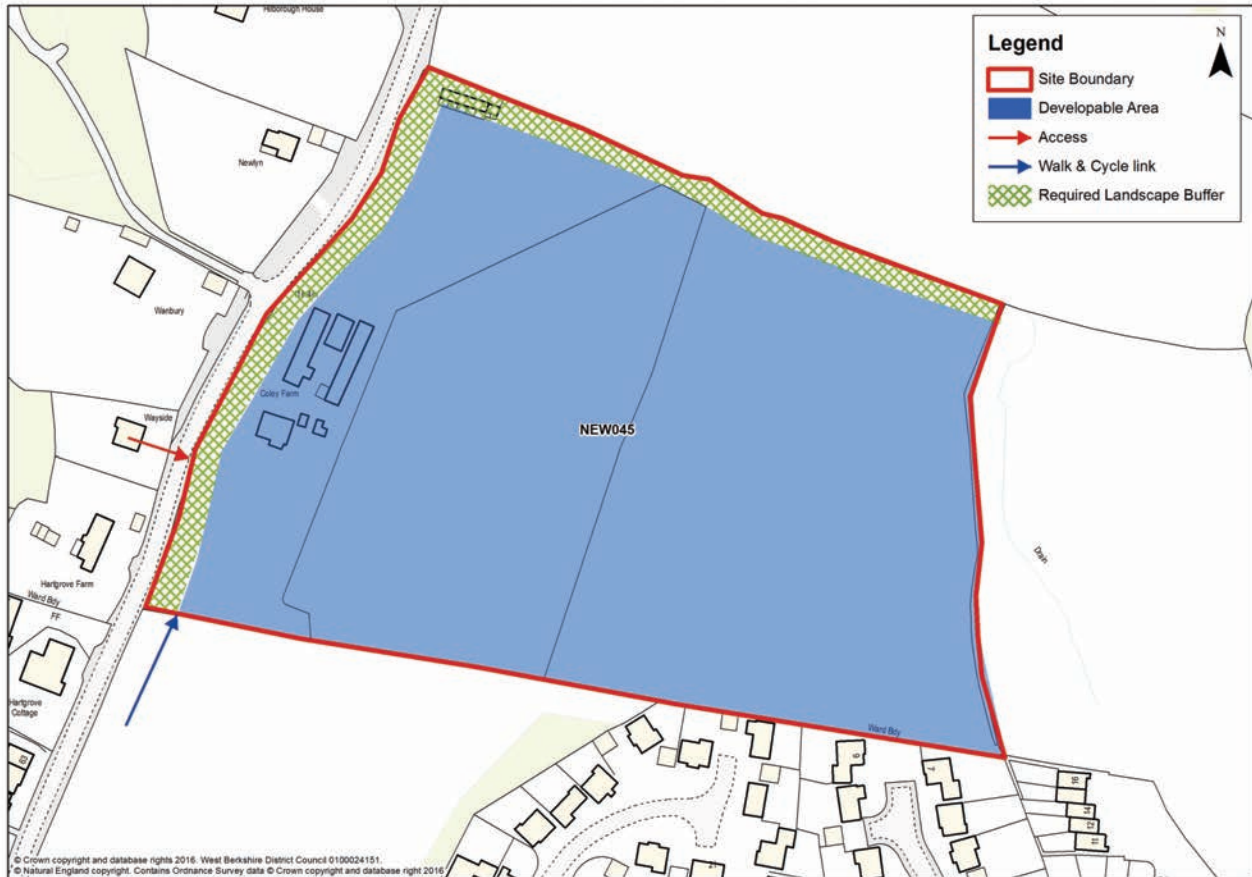
MAP TO BE DELETED Land at Coley Farm, Stoney Lane, Newbury - Policy HSA3



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3 Housing Sites

UPDATED MAP - Land at Coley Farm, Stoney Lane, Newbury - Policy HSA3



Delivery and Monitoring - Policy HSA3

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Housing Sites 3

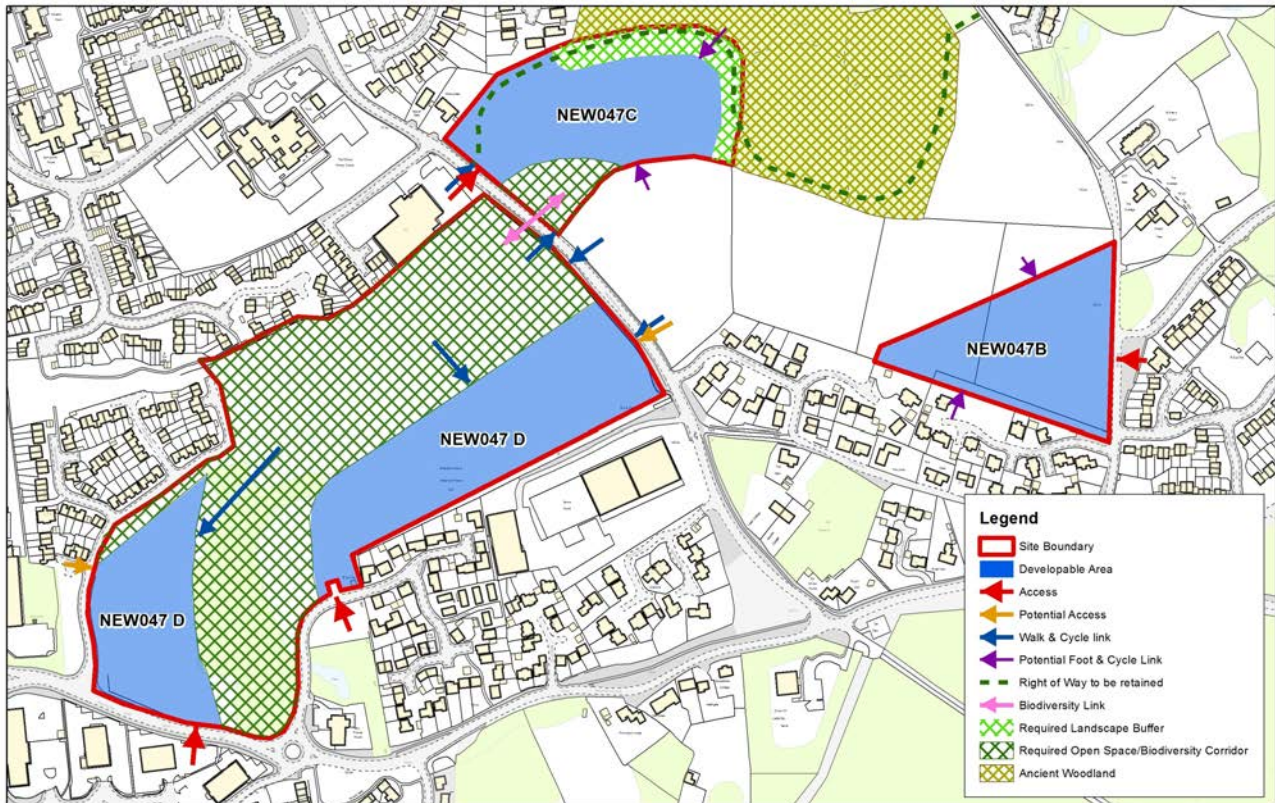
Policy HSA 4**Land off Greenham Road and New Road, South East Newbury (site references NEW047B; NEW047C; NEW047D)**

Together these sites have a developable area of 8.57.7 hectares and it proposed that they are masterplanned comprehensively to provide a phased and permeable development, with NEW047D being delivered first. The sites will be delivered in accordance with the following parameters:

- Provision of approximately 235 to 255 dwellings (140-160 dwellings on NEW047D, 30 dwellings on NEW047B and 65 dwellings on NEW047C), with a mix that includes a proportion of smaller, higher density homes.
- Includes accesses from Pinchington Lane, Greenham Road and New Road.
- Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- A full contamination investigation will be required. Development will need to take into account the findings of the contamination assessments that have been carried out for the site, putting in place appropriate mitigation measures.
- Informed by a Transport Assessment that takes into account committed development including the Sandleford Park proposal.
- ~~Informed by a noise and air quality survey which will advise on any necessary mitigation measures.~~
- A development design and layout that includes the following measures:
 - Appropriate buffers of at least 15 metres between the development and the areas of ancient woodland.
 - Integrates effectively with the existing residential built form.
 - A key part of the development allocation will be the establishment of the central part of the site as public open space. This area of land will remain open in perpetuity in order to ensure protected species are not adversely affected. There will be opportunities for reptile and Great Crested Newt receptor sites. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area.
 - The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

3 Housing Sites

Land off Greenham Road and New Road, South East Newbury - Policy HSA4



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Delivery and Monitoring - Policy HSA4

This site is expected to start to deliver early and to make an immediate contribution to the supply of land needed to demonstrate a five year housing land supply. NEW047D will be the first part of the site to come forward, to be followed by NEW047B and NEW047C **which will be developed in the medium term**. The delivery of the site will be monitored and reported in the Council's AMR.

Housing Sites 3

London Road Industrial Estate - Area of Regeneration

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

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

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

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

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

Settlement Boundary

3.15 The settlement boundary of Newbury has been redrawn as follows. The revised settlement boundary is shown on the Policies Map and can also be found in Appendix 6.

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

3 Housing Sites

Thatcham

Policy HSA 5

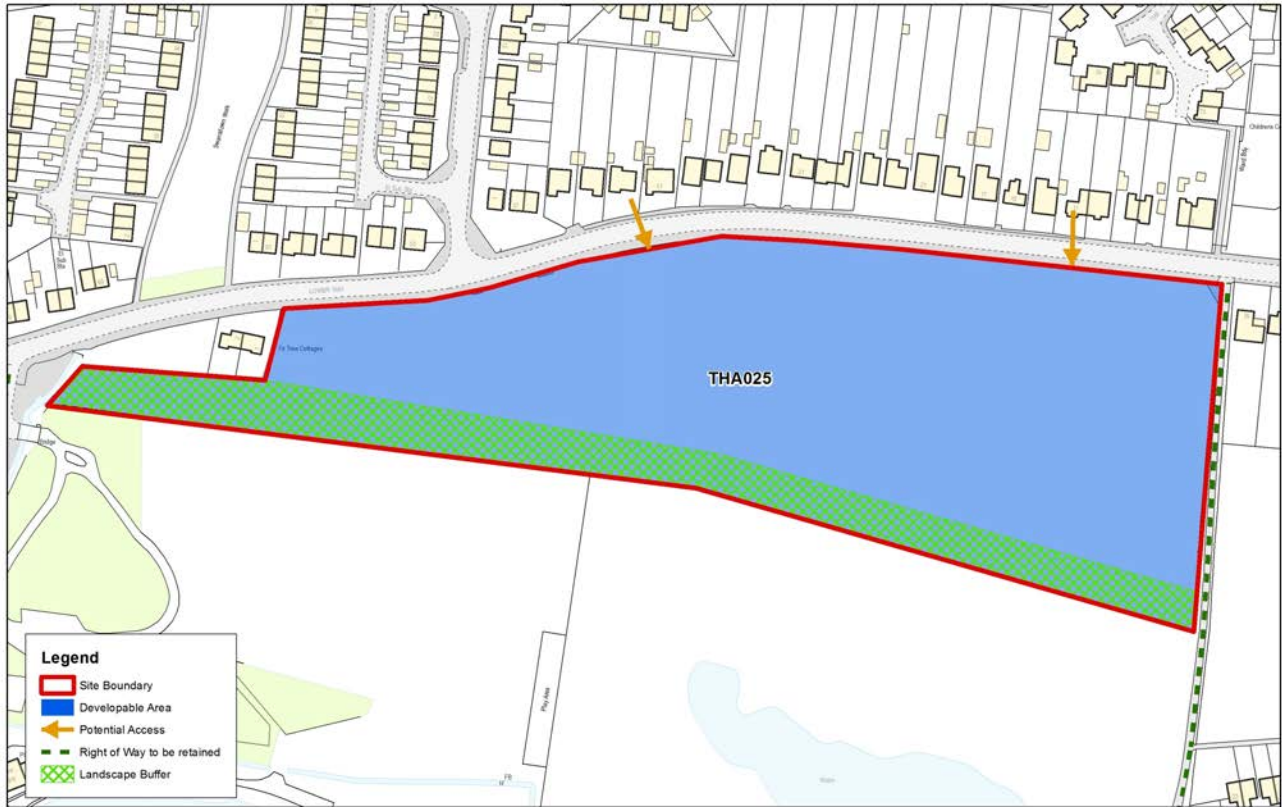
Land at Lower Way, Thatcham (site reference THA025)

The site has a developable area of approximately 3 hectares and the development will be delivered in accordance with the following parameters:

- Provision for approximately 85 dwellings, with a mix of dwelling sizes and types.
- The site should be accessed via Lower Way. To ensure permeability through the site, the scheme should be designed with the potential for two accesses to be provided. Pedestrian and cycle linkages will be expected through the site and linking to the surrounding area.
- The scheme will be informed by a Landscape and Visual Impact Assessment (LVIA) which considers the site in its wider context, particularly in relation to the lakes to the south of the site and the existing housing to the north. The LVIA will inform the design, layout and capacity of the development, including the location of public open space on the site and the nature and extent of the landscape buffer to the south of the site.
- It is expected that development will front onto Lower Way to enable effective integration with the existing built form and be set back from the existing public rights of way to the east and west of the site.
- Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected **habitats and** species are not adversely affected.
- The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.
- Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- Development will be informed by a phase 1 contamination assessment and subsequent investigations as necessary.
- The scheme will be informed by a Flood Risk Assessment (FRA) which takes into account the adjacent area of surface water flood risk and the ordinary watercourse on the site. The FRA should consider all potential sources of flood risk and advise on the necessary mitigation measures to be incorporated within the development.
- Development on the site will not adversely affect the adjacent SSSI and SAC to the south of the site. A Habitat Regulations Assessment will be required to accompany any future planning application.
- **Development on the site will connect to the mains sewerage system and an integrated water supply and drainage strategy will be required for this site.**

Housing Sites 3

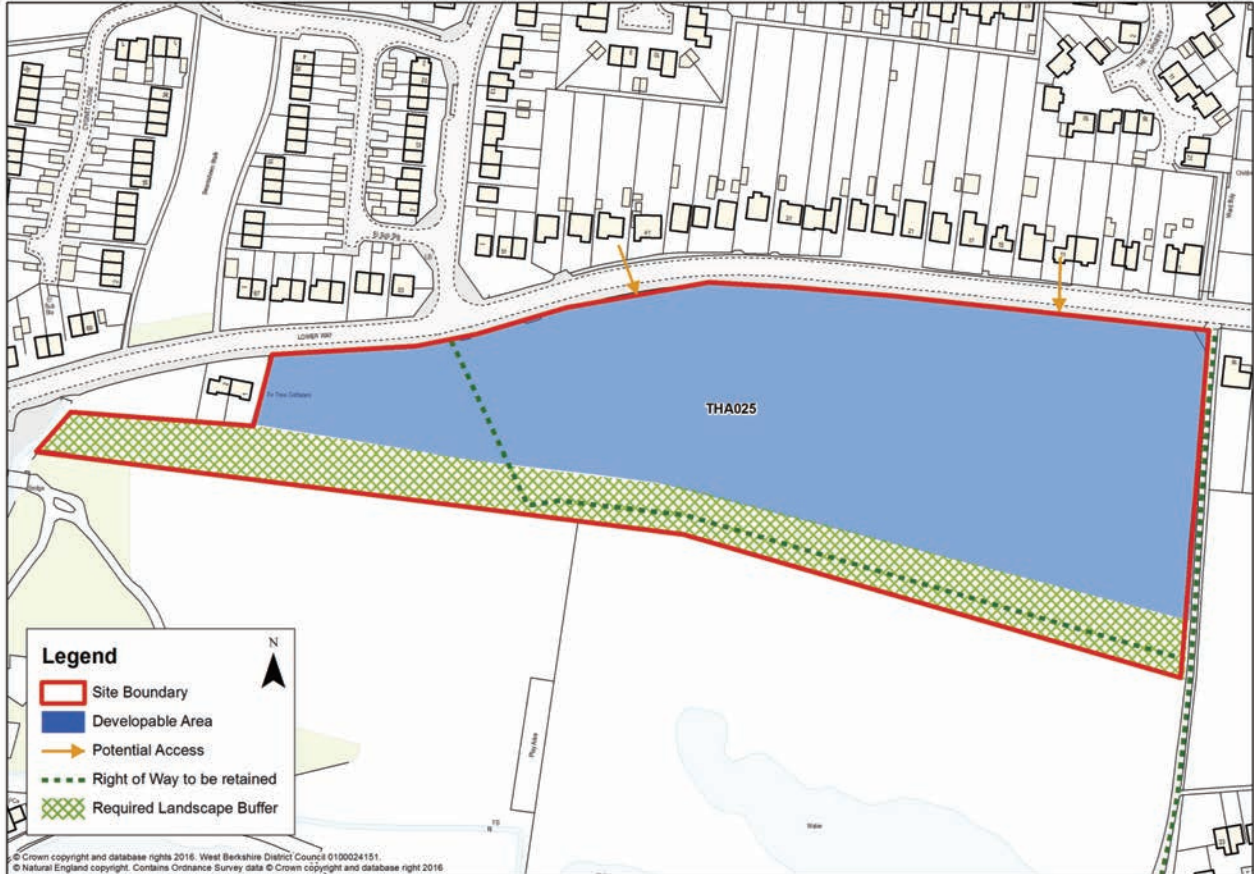
MAP TO BE DELETED Land at Lower Way, Thatcham - Policy HSA5



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3 Housing Sites

UPDATED MAP - Land at Lower Way, Thatcham - Policy HSA4



Delivery and Monitoring - Policy HSA5

The site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

3.16 The settlement boundary of Thatcham has been redrawn to move the boundary around the developable area of allocated site THA025 and to include the residential dwellings adjacent to the site boundary. This is shown on the Policies Map and a map of Thatcham can be found in Appendix 6.

Cold Ash

Policy HSA 6

Land at Poplar Farm, Cold Ash (site reference COL002)

The site has a developable area of up to approximately 0.7 1.1 hectares, with the final area dependent on the extent of required technical work to alleviate surface water flooding.

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

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

3 Housing Sites

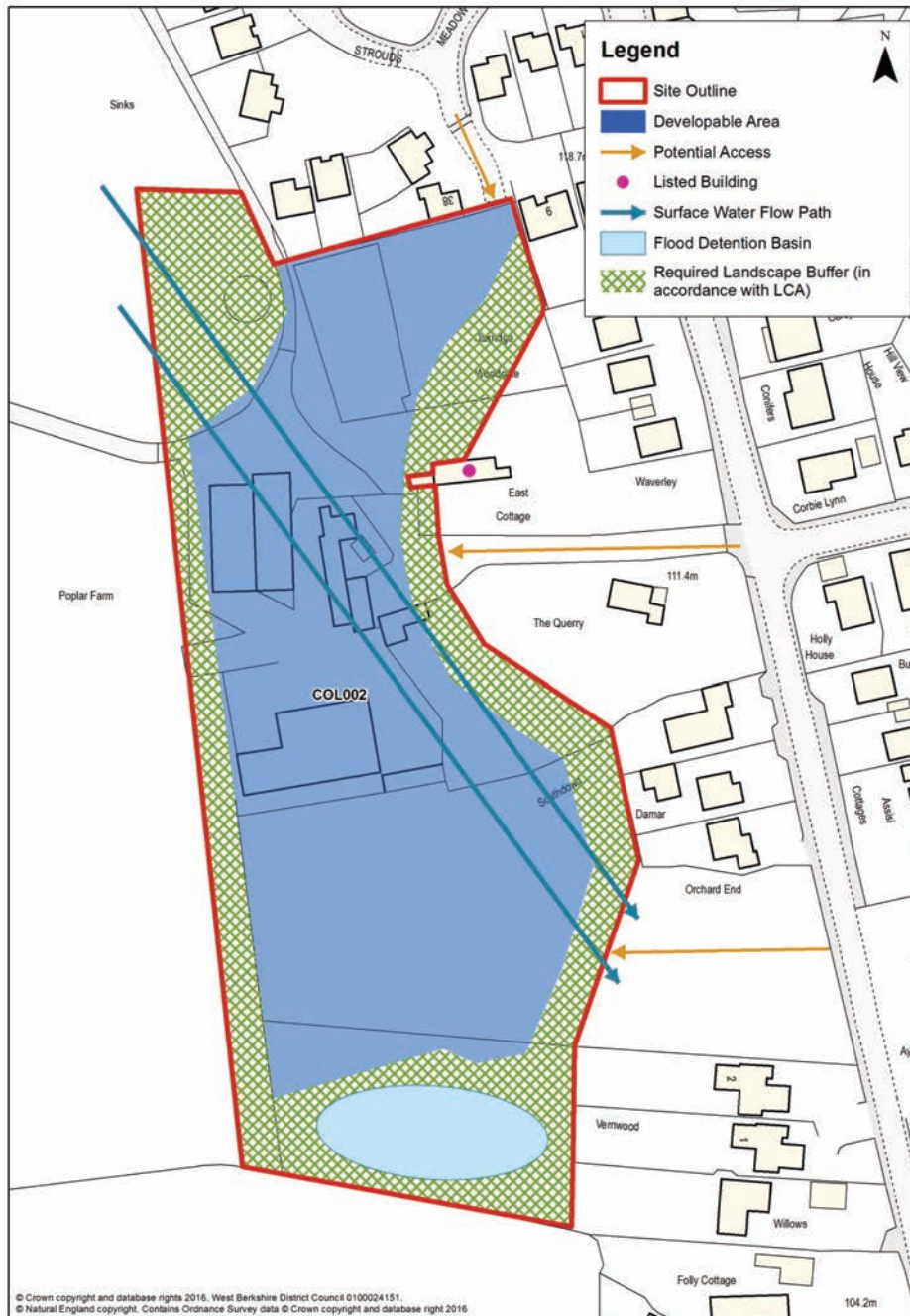
MAP TO BE DELETED Land at Poplar Farm, Cold Ash - Policy HSA6



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Housing Sites 3

UPDATED MAP - Land at Poplar Farm, Cold Ash - Policy HSA6



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Delivery and Monitoring - Policy HSA6

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

3 Housing Sites

Policy HSA 7

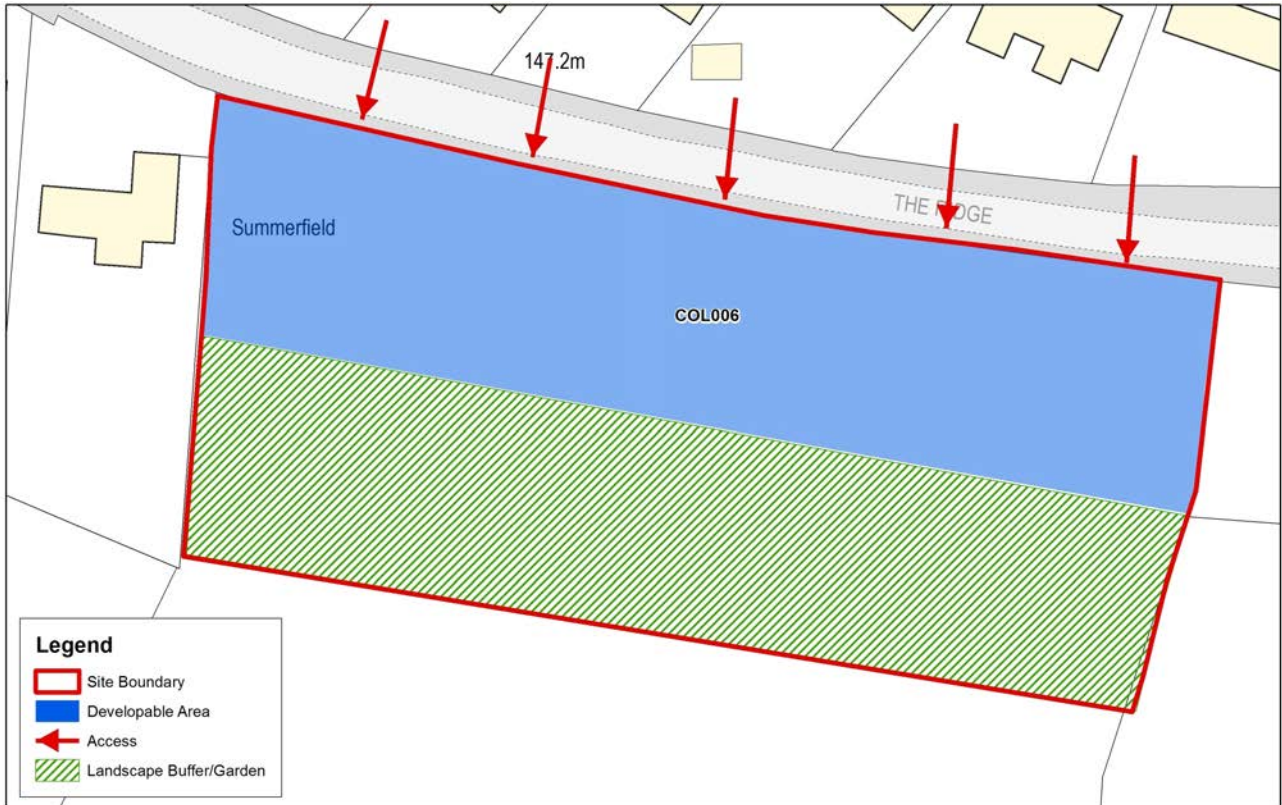
St Gabriel's Farm, The Ridge, Cold Ash (site reference COL006)

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

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

Housing Sites 3

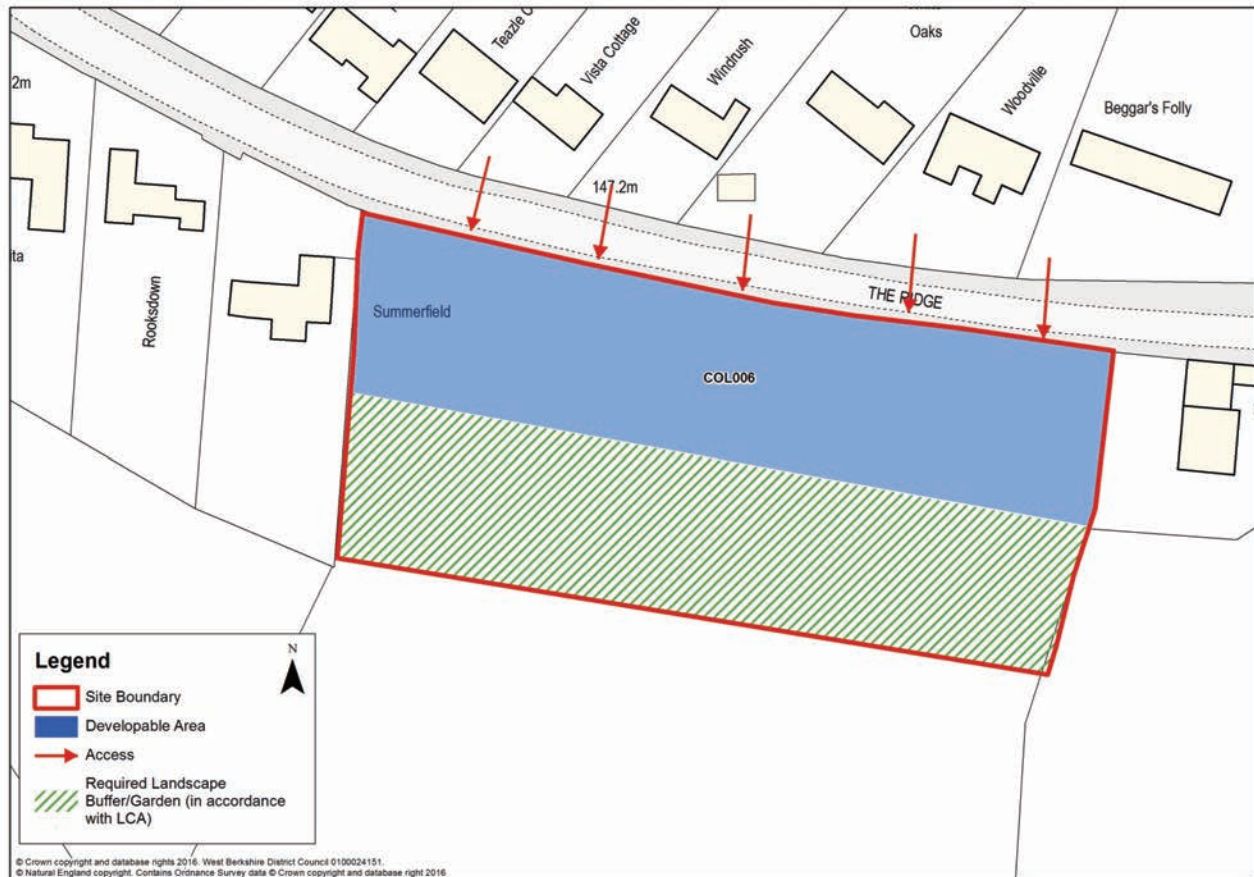
St Gabriel's Farm, The Ridge, Cold Ash - Policy HSA7



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3 Housing Sites

UPDATED MAP - St Gabriel's Farm, The Ridge, Cold Ash



Delivering and Monitoring - Policy HSA7

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

3.17 The settlement boundary of Cold Ash has been redrawn to move the boundary around the developable area of allocated sites COL002 and COL006. This is shown on the Policies Map and a map of Cold Ash can be found in Appendix 6.

Housing Sites 3

Spatial Area - Eastern Area

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

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

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

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

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

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

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

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

3 Housing Sites

Eastern Urban Area

Policy HSA 8

Land to the east of Sulham Hill, Tilehurst (site reference EUA031)

This site ~~is 1.4 hectares with~~ **has** a developable area of approximately ~~4~~ **1.2** hectares and will deliver in accordance with the following parameters:

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

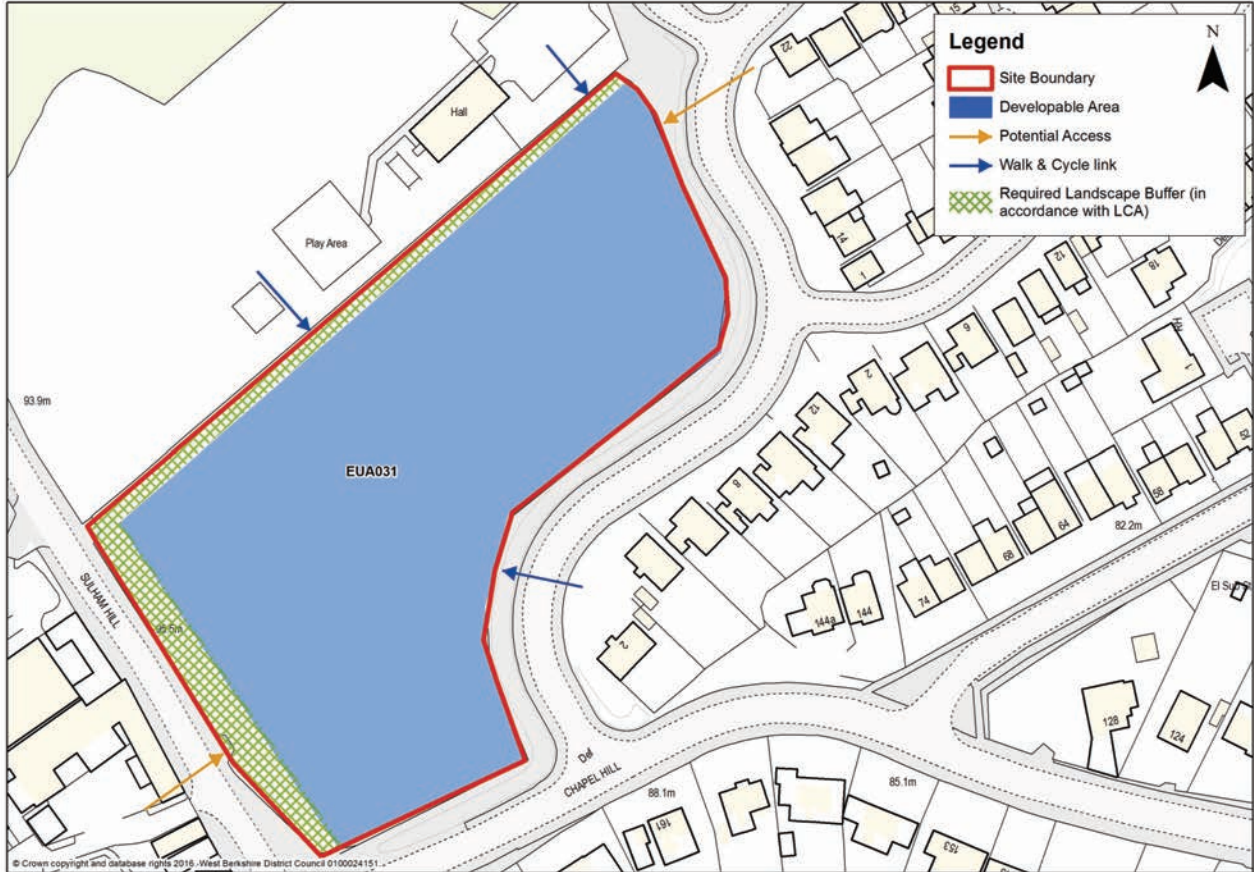
Housing Sites 3

MAP TO BE DELETED Land to the east of Sulham Hill, Tilehurst - Policy HSA8



3 Housing Sites

UPDATED MAP - Land to the east of Sulham Hill, Tilehurst - Policy HSA8



Delivery and Monitoring - Policy HSA8

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Housing Sites 3

Stonehams Farm

3.26 Stonehams Farm is made up of two sites, EUA003 (~~0.8~~ **approximately 0.7 hectares**) and EUA008 (~~3.2 hectares with a developable area of 2.2 hectares~~ **approximately 2.5 hectares**). The sites should be planned and developed comprehensively including footpath and cycle linkages between the two parts of the site, connecting into the wider public rights of way network.

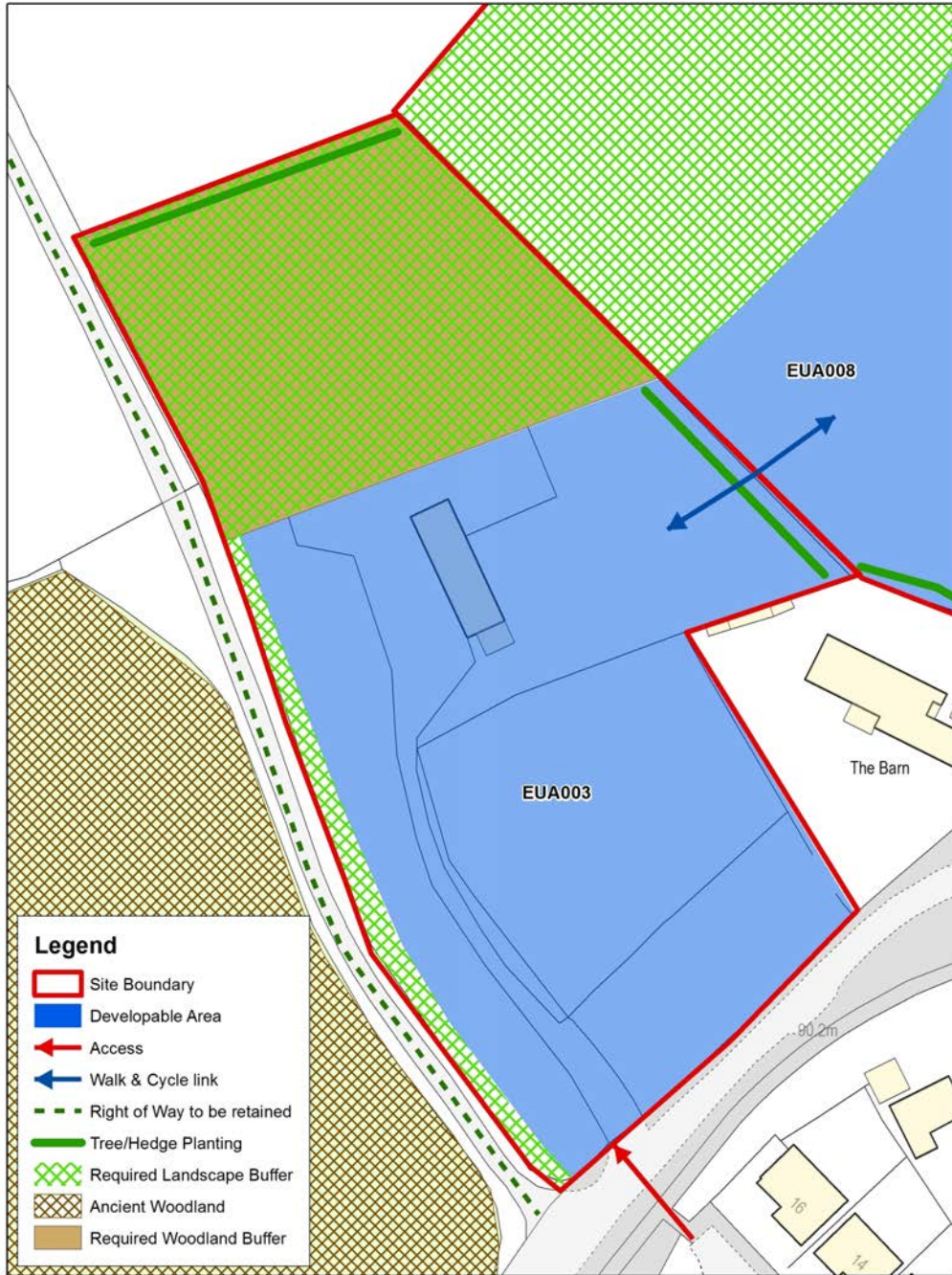
Policy HSA 9**Stonehams Farm, Long Lane, Tilehurst (site reference EUA003)**

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

- The provision of approximately 15 dwellings with an emphasis on family housing.
- The site will be accessed from Long Lane.
- The scheme will be informed by a Flood Risk Assessment (FRA) given that the centre of the site is within a surface water flood risk area. The FRA will advise on appropriate mitigation measures.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The creation of woodland on the northern most portion of the site linking to Vicarage Wood.
 - The retention of boundary hedgerows and trees along Long Lane and the Berkshire Circular Route.
 - New tree belt and hedgerow along the northern exposed boundary.
- The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures to conserve and enhance the AONB:
 - Limiting the developable area of the site on the western side to ensure that there is no greater visual intrusion of the undeveloped AONB that at present.
 - Provide a 15m buffer to ancient woodland.

3 Housing Sites

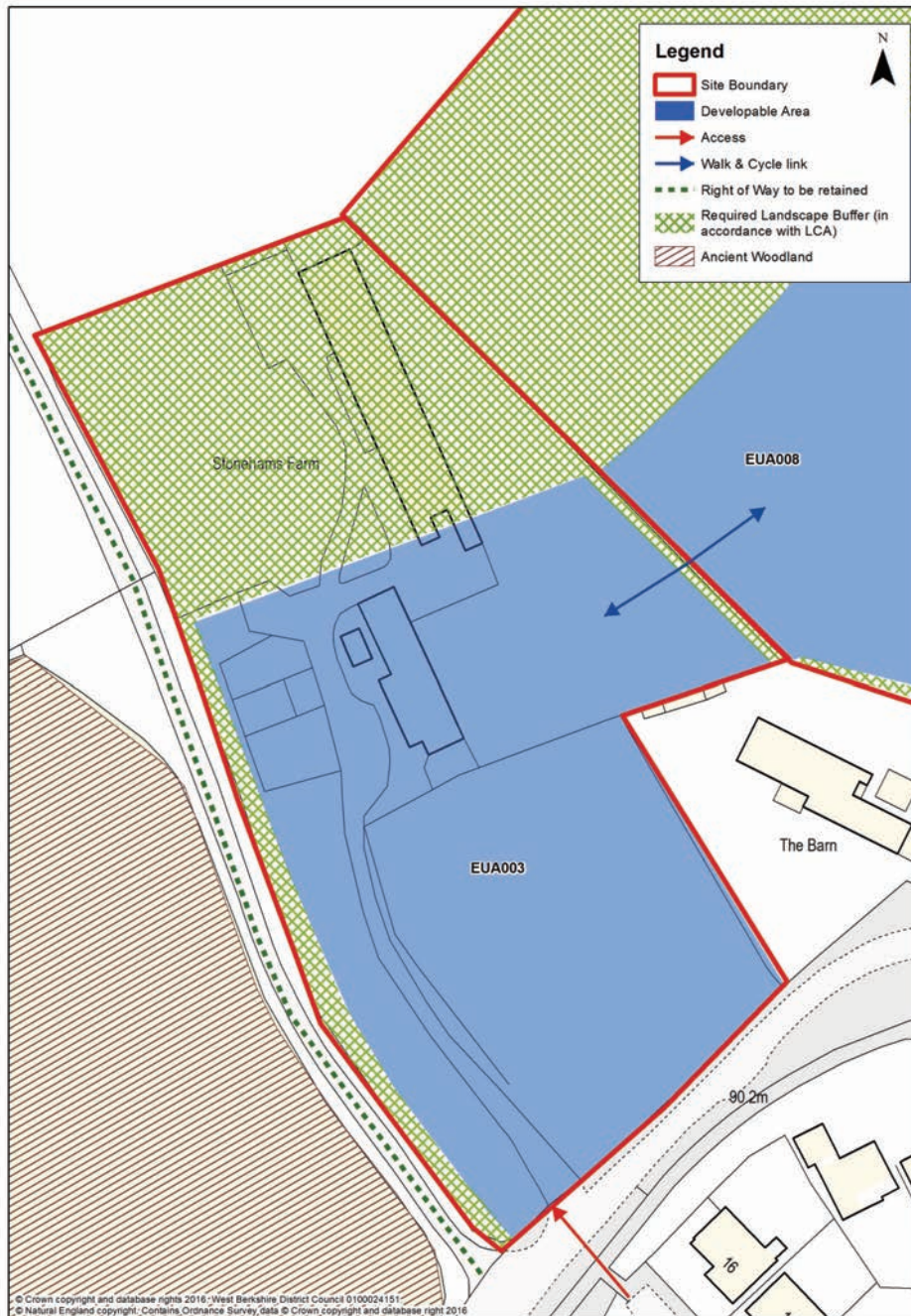
MAP TO BE DELETED Stonehams Farm, Tilehurst (EUA003) - Policy HSA9



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Housing Sites 3

UPDATED MAP - Stonehams Farm, Tilehurst (EUA003) - Policy HSA9



Delivery and Monitoring - Policy HSA9

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

3 Housing Sites

Policy HSA 10

Stonehams Farm, Long Lane, Tilehurst (site reference EUA008)

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

- The provision of approximately 60 dwellings with an emphasis on family housing.
- The site will be accessed from Long Lane.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - The limiting of the developable area of the site on the western side to ensure that there is no greater visual intrusion of the undeveloped AONB than at present
 - Woodland creation on the northern most portion of the site linking to the copse on the northern boundary
 - Ensuring that there is an open buffer to Stonehams Farm
 - Tree planting along Long Lane and the edge of Stonehams Farm, the retention of the trees and boundary hedgerows along Long Lane and Berkshire Circular Route and the provision of a new tree belt and hedgerow along the northern exposed boundary
- The scheme will comprise a development design and layout that will be further informed by a full and detailed Landscape and Visual Impact Assessment (LVIA).
- The scheme will be informed by a Flood Risk Assessment (FRA). The FRA will advise on appropriate mitigation measures.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected
- The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.

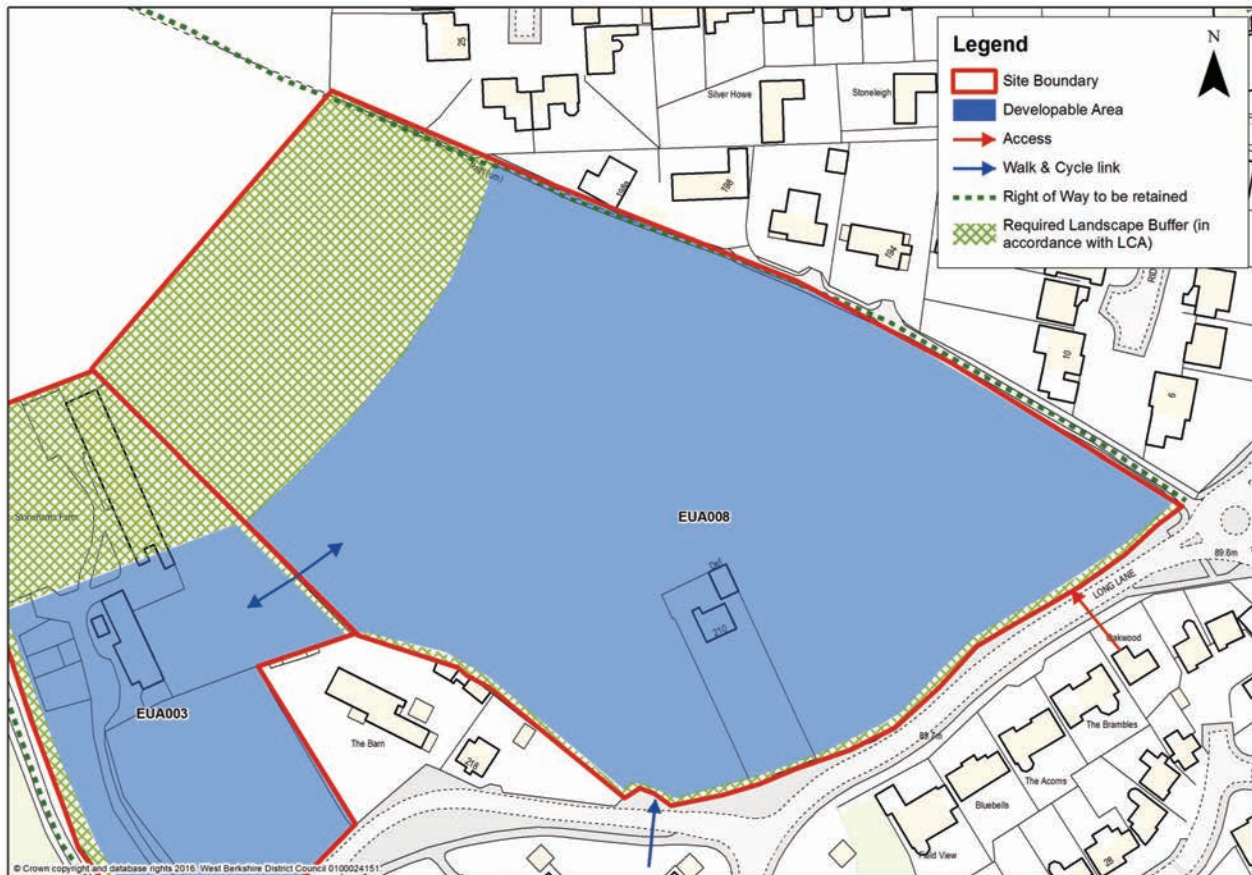
Housing Sites 3

MAP TO BE DELETED Stonehams Farm, Tilehurst (EUA008) - Policy HSA10



3 Housing Sites

UPDATED MAP - Stonehams Farm, Tilehurst (EUA008) - Policy HSA10



Delivery and Monitoring - Policy HSA10

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Housing Sites 3

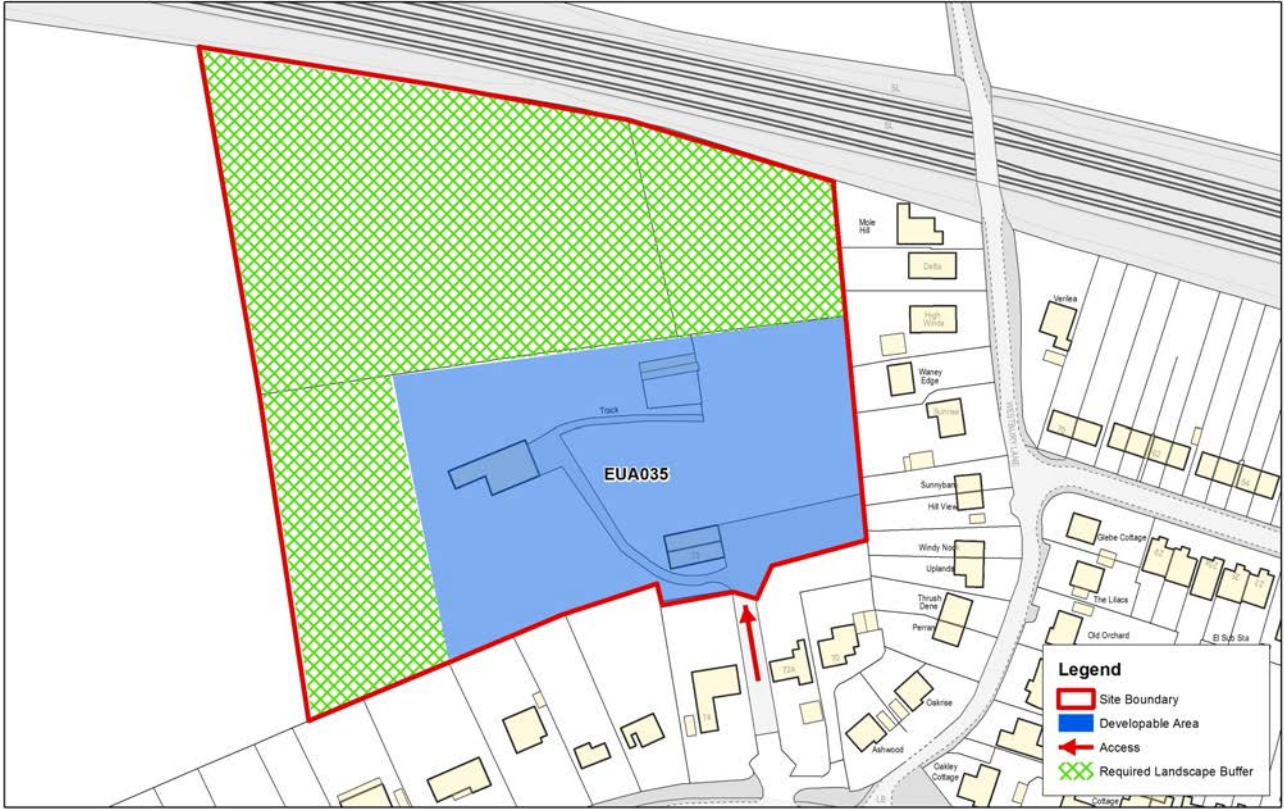
Policy HSA 11**72 Purley Rise, Purley-on-Thames (site reference EUA035)**

This site has a developable area of approximately **1.2 1** hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings including an element of self build homes.
- The site will be accessed from the A329 with the provision of an access of adoptable width.
- The scheme will be informed by a Flood Risk Assessment (FRA) as the site is within a groundwater emergence zone and is adjacent to an area of surface water flood risk. The FRA will advise on necessary mitigation measures.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - The densities and the mass and scale of development will reflect the adjacent settlement character.
 - The height of the development and landscape treatment to be designed to avoid increasing the visual prominence of development in the edge of Purley.
 - The open northern part will be retained as undeveloped open space.
 - The tree cover on the site and around the boundaries will be retained.
 - Open space and Green Infrastructure will be provided to conserve and enhance the setting of the AONB and the landscape character of the settlement edge.
- The scheme will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

3 Housing Sites

MAP TO BE DELETED 72 Purley Rise, Purley-on-Thames - Policy HSA11



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3 Housing Sites

Policy HSA 12

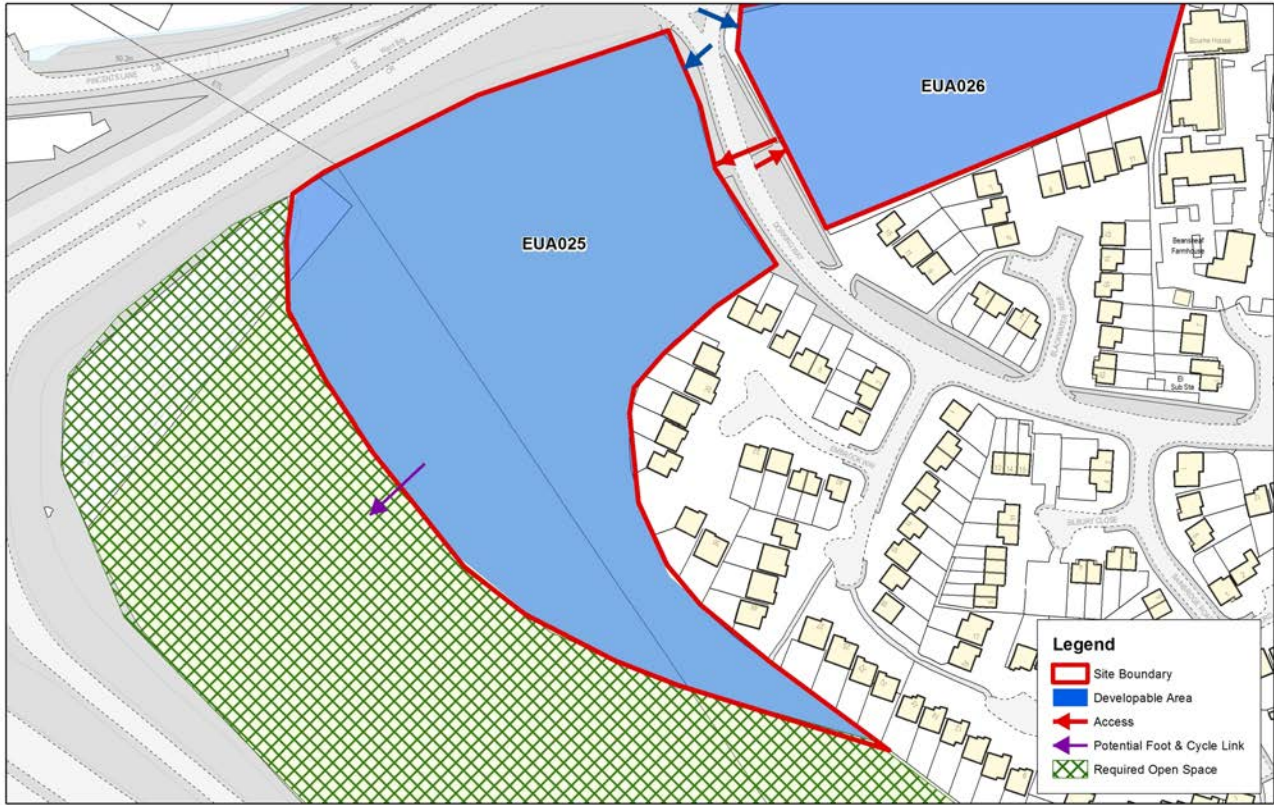
Land adjacent to Junction 12 of M4, Bath Road, Calcot (site reference EUA025)

The site has a developable area of ~~1.7~~ approximately 4 hectares and will be delivered in accordance with the following parameters:

- The provision of ~~approximately 100~~ between 150 and 200 dwellings to round off the existing residential development to the south of the site whilst maintaining an appropriate buffer between the development and the M4. No development will take place within flood zone 2.
- The site will be accessed from Dorking Way.
- The scheme will be advised by a Flood Risk Assessment (FRA) given that part of the site is within Flood Zone 2 and is also within a groundwater emergence zone. The FRA will set out appropriate mitigation measures.
- The scheme will be informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4, the A4 Bath Road and the railway.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- The scheme will comprise a development design and layout that will:
 - Be designed to integrate with the adjoining residential built form.
 - ~~Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi continuous development frontage would act as a buffer to protect the rear gardens. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.~~
 - Include street trees along all boundaries of the site, with additional planting along the boundary with the A4 Bath Road.
 - Provide footpath and cycle linkages to EUA026, connecting into the wider footpath and cycleway network.
- A key part of the development allocation will be the establishment of the southern and eastern part of the site as public open space. This area of land will remain open in perpetuity and will form an extension to Holybrook Linear Park. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area.

Housing Sites 3

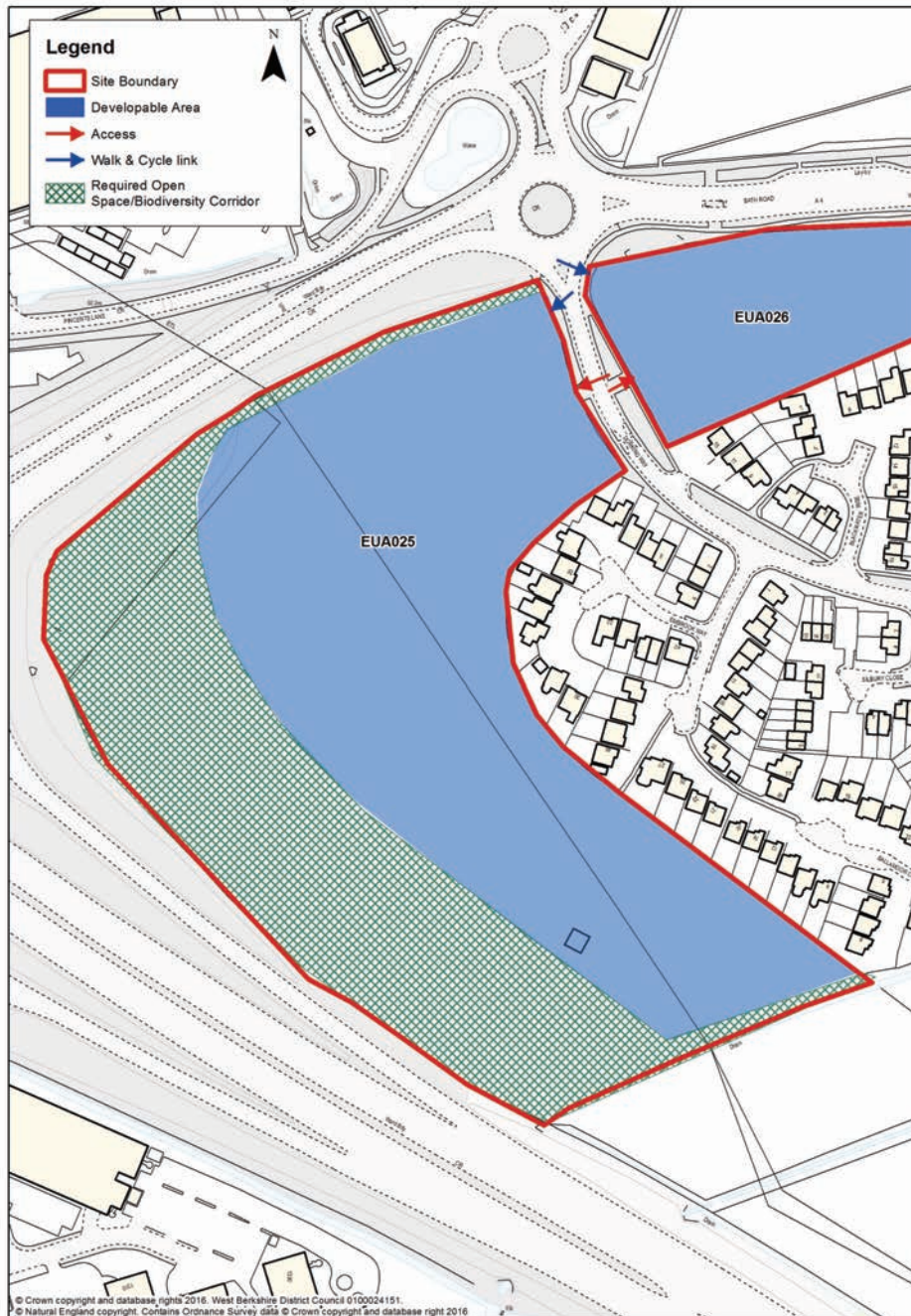
MAP TO BE DELETED Land adjacent to Junction 12 of M4, Bath Road, Calcot - Policy HSA12



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3 Housing Sites

UPDATED MAP - Land adjacent to Junction 12 of M4, Bath Road, Calcot - Policy HSA12



Delivery and Monitoring - Policy HSA12

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

Housing Sites 3

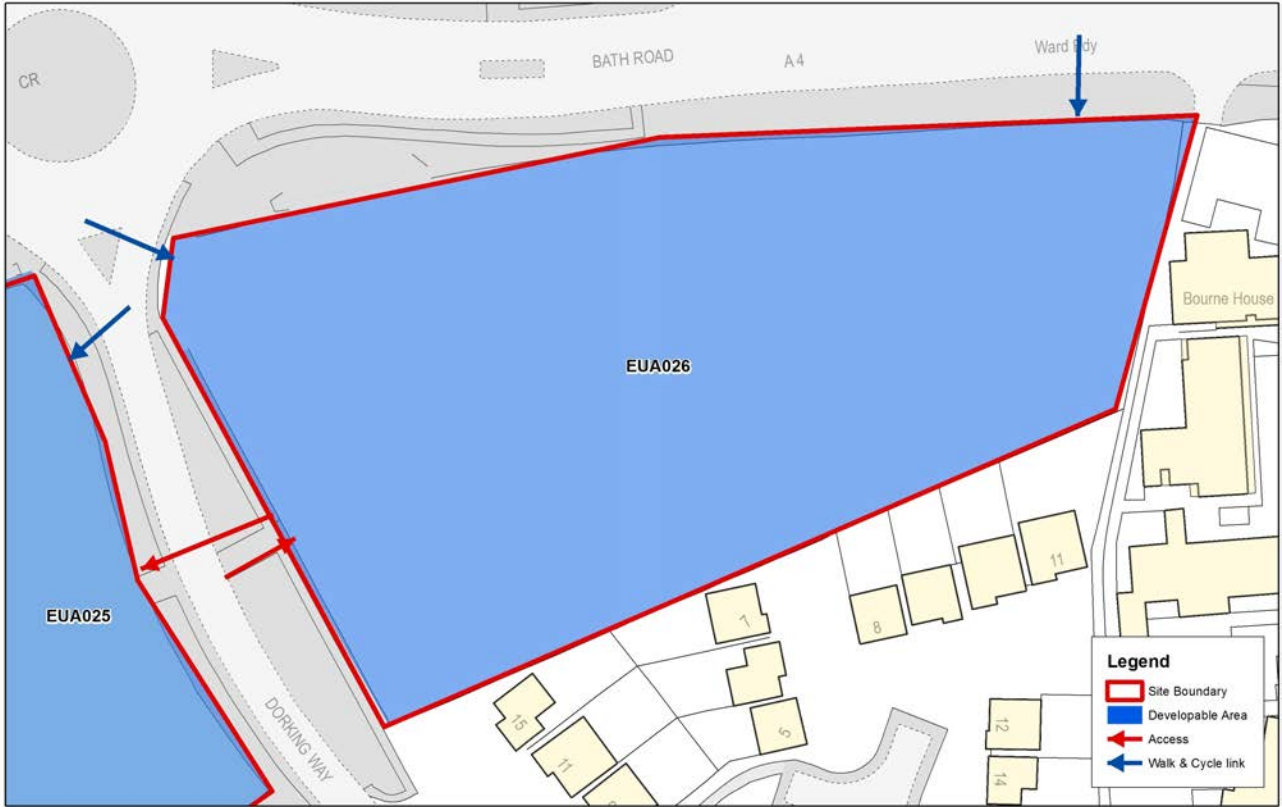
Policy HSA 13**Land adjacent to Bath Road and Dorking Way, Calcot (site reference EUA026)**

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

- The provision of approximately 35 dwellings, with a mix that includes flatted development and smaller houses.
- The site will be accessed from Dorking Way, with additional pedestrian access provided which links into existing pedestrian and cycle links and the proposed residential development at EUA025.
- The scheme will be supported by a Flood Risk Assessment (FRA) (a small part of the western edge of the site is within a surface water flood risk area) which will inform necessary mitigation measures.
- Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
- Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4, the A4 Bath Road and the railway.
- Comprises a development design and layout that will:
 - Be designed to integrate with the adjoining residential built form.
 - ~~Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi continuous development frontage would act as a buffer to protect the rear gardens.~~ Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.
 - Include street trees along all boundaries of the site, with additional planting along the boundary with the A4 Bath Road.

3 Housing Sites

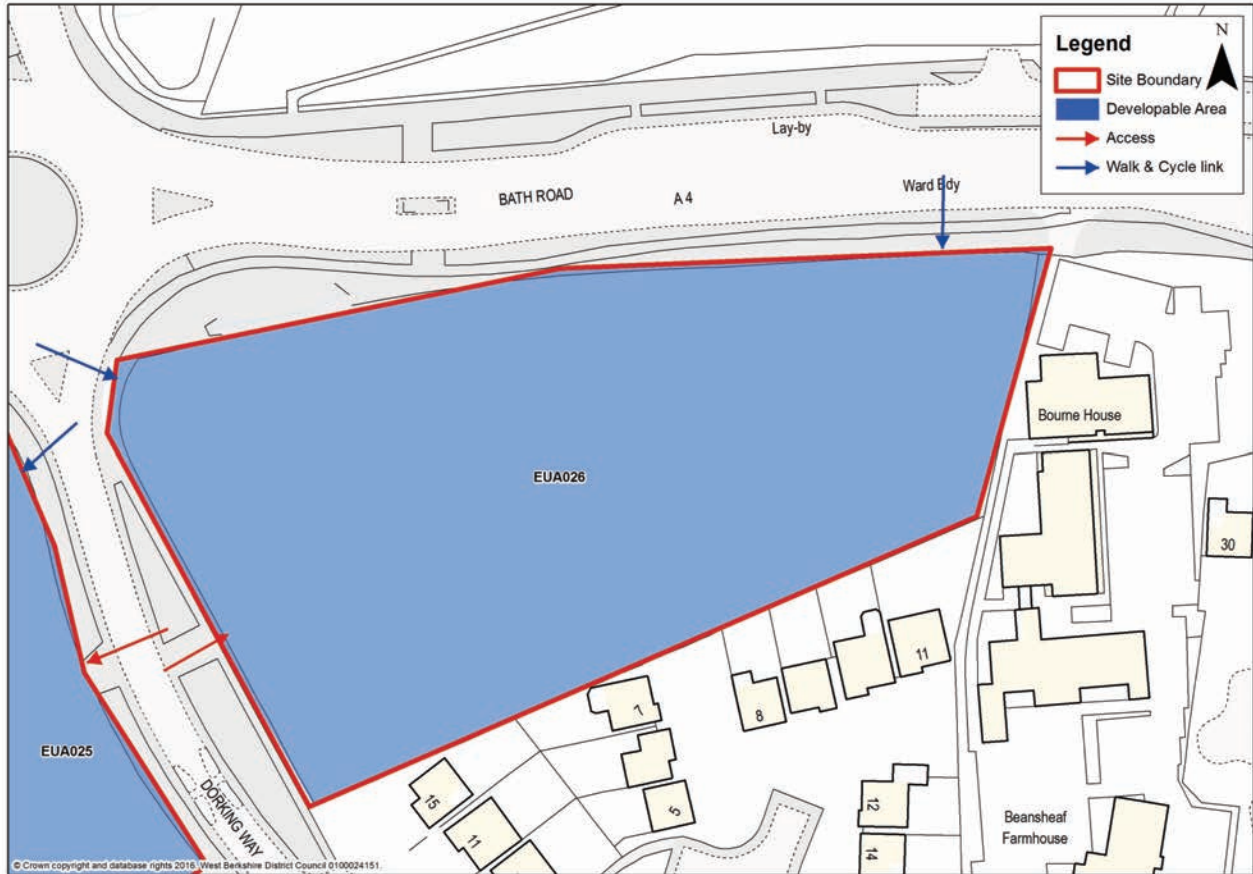
MAP TO BE DELETED Land adjacent to Bath Road and Dorking Way, Calcot - Policy HSA13



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Housing Sites 3

UPDATED MAP - Land adjacent to Bath Road and Dorking Way, Calcot - Policy HSA13



Delivery and Monitoring - Policy HSA13

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

Settlement Boundary

3.27 The settlement boundary of Eastern Urban Area has been redrawn around the developable areas of the sites that are being allocated. No other changes have been made. This is shown on the Policies Map and a map of the Eastern Urban Area can be found in Appendix 6.

3 Housing Sites

Theale

Policy HSA 14

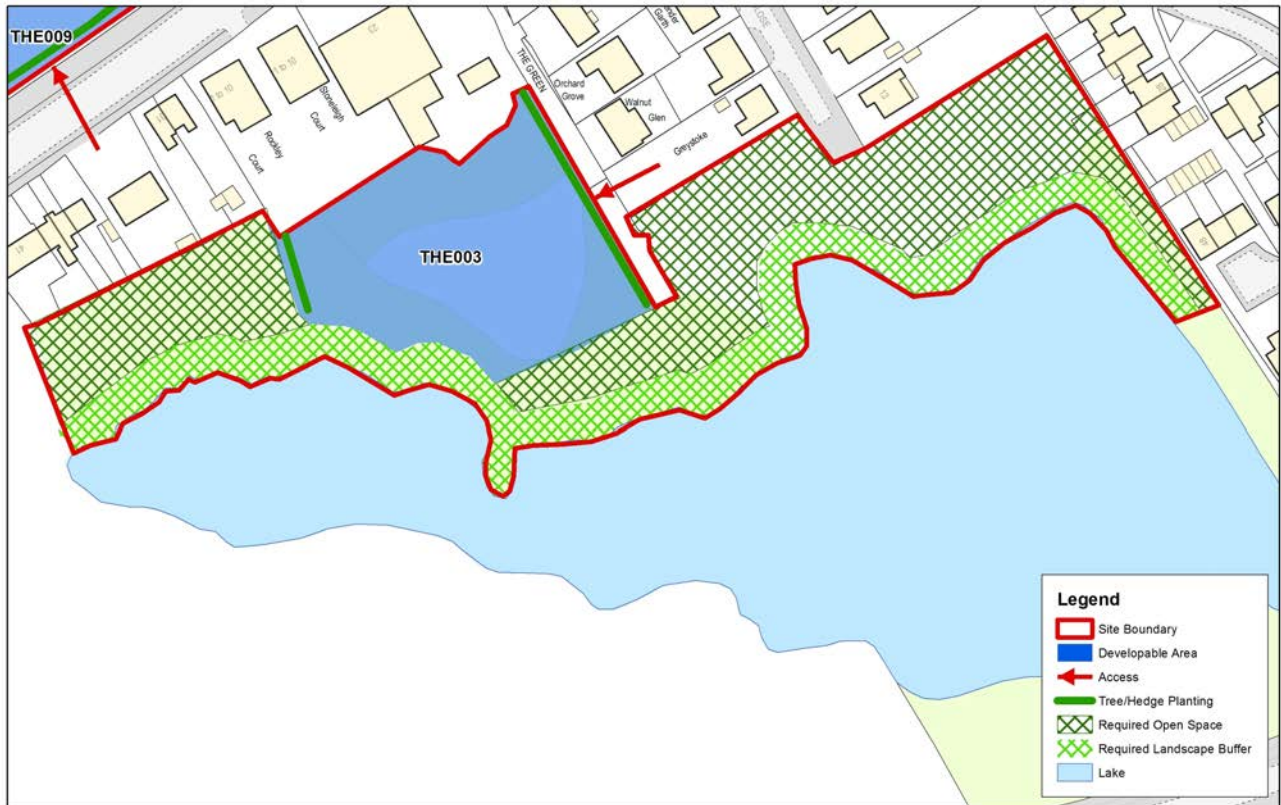
North Lakeside, Theale (site reference THE003)

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

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

Housing Sites 3

MAP TO BE DELETED North Lakeside, Theale - Policy HSA14



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Delivery and Monitoring - Policy HSA14

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

3 Housing Sites

Policy HSA 15

Land between A340 and The Green, Theale (site reference THE009)

The site has a developable area of ~~2.3~~ **3.4** ha hectares and will be delivered in accordance with the following parameters:

- Provision of approximately ~~70~~ **100** dwellings with an emphasis on family housing.
- The site will be accessed from The Green, with options for other accesses in relation to any committed Lakeside scheme being explored.
- The scheme will be supported by a noise and air quality survey which will advise on appropriate mitigation measures.
- A Flood Risk Assessment (FRA) will be required that includes the consideration of the groundwater emergence zone and the two small areas of surface water flood risk on the site. The FRA will advise on any necessary mitigation.
- The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - Limiting the western extent of the developable area to tie in with the outer extent of the school grounds and the approved South Lakeside development
 - The retention of an open landscape buffer between the edge of the village, Englefield Park and the boundary of the AONB in order to enhance the gateway to the village and assist in screening
 - The provision of woodland copses and open grassland within the landscape buffer.
 - The retention and enhancement of existing tree planting along the road network around the site, in order to help soften and screen the development in views from the north.
- The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will take account of the committed development at South Lakeside or any subsequent scheme that comes forward for the Lakeside sites.

Housing Sites 3

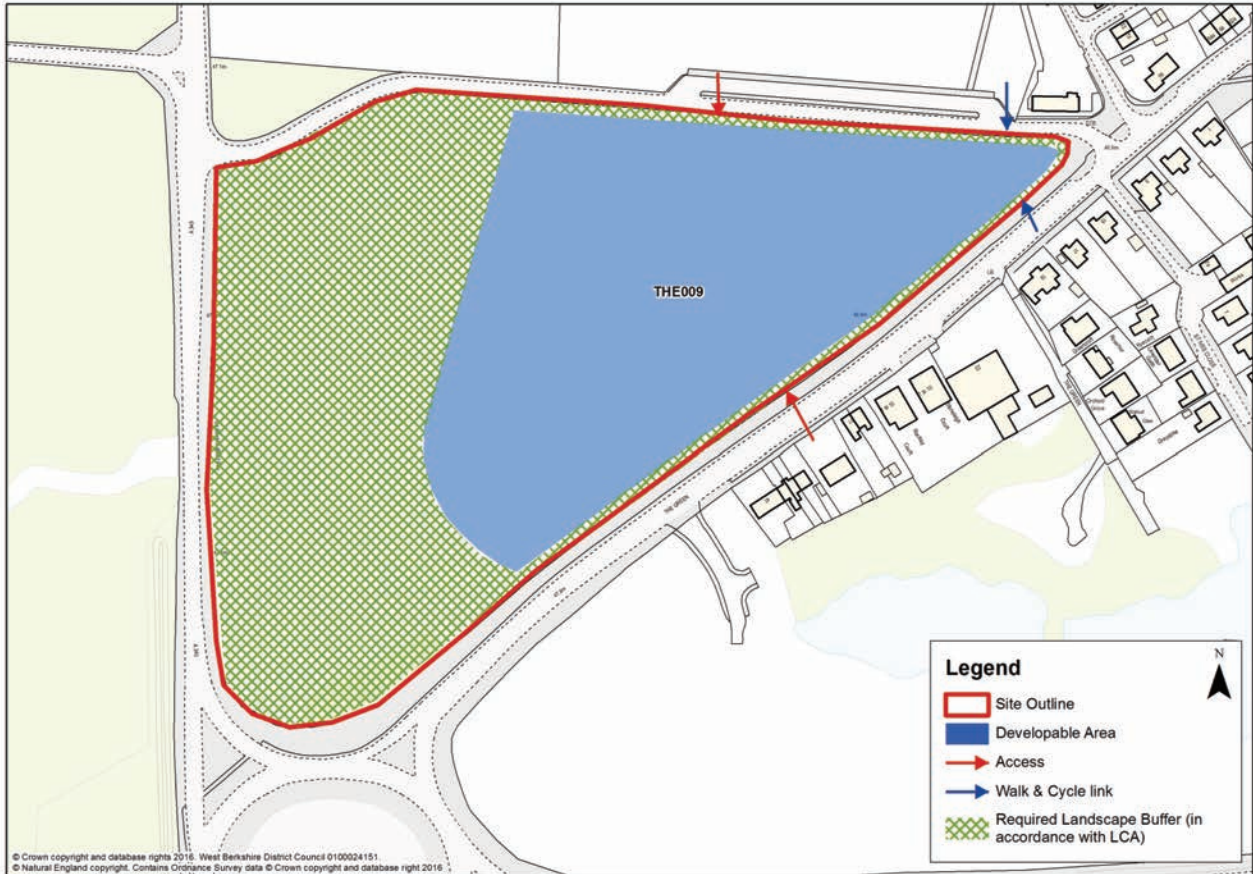
MAP TO BE DELETED Land between A340 and The Green, Theale - Policy HSA15



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3 Housing Sites

UPDATED MAP - Land between A340 and The Green, Theale - Policy HSA15



Delivery and Monitoring - Policy HSA15

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council’s AMR.

Settlement Boundary

3.28 The settlement boundary of Theale has been redrawn around the developable area of the site being allocated, and around the whole committed south Lakeside Site. The southern portion of the site already has an extent planning permission for residential development and inclusion of the whole site would help to enable a comprehensive scheme which takes account of the nature and character of the area. No other changes have been made. This is shown on the Policies Map and a map of Theale can be found in Appendix 6.

Housing Sites 3

Spatial Area - East Kennet Valley

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

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

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

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

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

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

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

3 Housing Sites

Burghfield Common

Policy HSA 16

Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (site reference BUR015)

This site has a developable area of approximately ~~3.5~~ 4.8 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 100 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Clayhill Road.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected
- The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.
- The scheme will comprise a development design and layout that will:
 - Front the road to allow proper integration with the existing built form.
 - Be informed by a Landscape and Visual Impact Assessment which will include measures to:
 - Protect and if necessary strengthen the existing landscaping to the adjacent development.
 - Protect and enhance the landscape edge to the south east of the site and seek opportunities to reconnect Clayhill Copse and Pondhouse Copse through landscaping.
 - Create views out of the development to the north and south east.
 - Create a new gateway to Burghfield Common to its north, ~~integrating the development to the north of Clayhill Road.~~
 - Ensure a 15m buffer to ancient woodland to the south east and retain existing woodland on the site
 - Provide footpaths and cycleways to serve the site, enabling connections to the existing network of footpaths and local routes in the surrounding housing areas to increase permeability.
 - Protect the water course along the south eastern boundary of the site.

Housing Sites 3

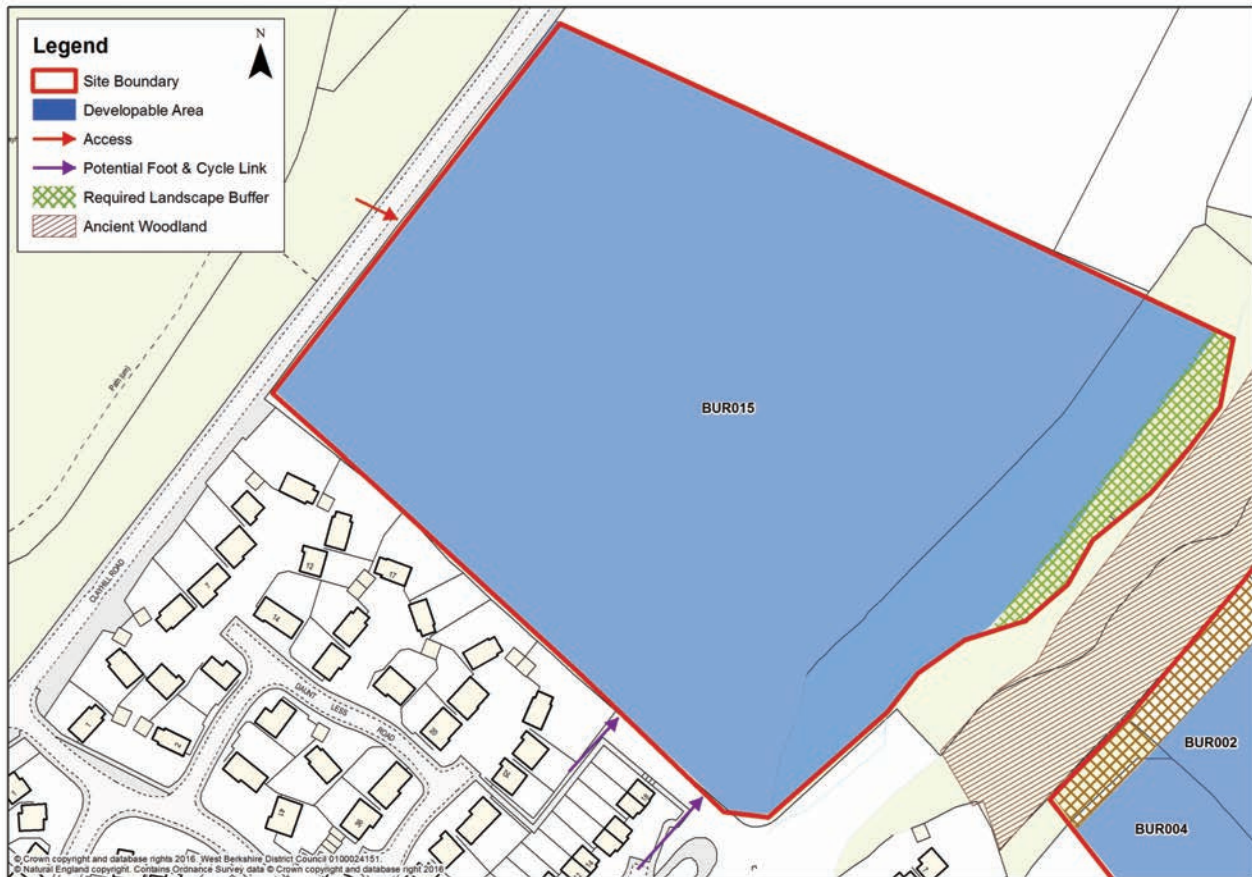
MAP TO BE DELETED Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common - Policy HSA16



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3 Housing Sites

UPDATED MAP Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common - Policy HSA16



Delivery and Monitoring - Policy HSA16

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Housing Sites 3

Policy HSA 17**Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common (site references BUR002, 002A, 004)**

These sites are being considered together as one site and have a developable area of approximately **2.7** hectares. The sites should be masterplanned comprehensively in accordance with the following parameters:

- The provision of approximately 60 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Reading Road, with a potential secondary access from Stable Cottage.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected
- The scheme will be informed by a Flood Risk Assessment to take into account surface water flooding and advise on any appropriate mitigation measures.
- The scheme will comprise a development design and layout that will:
 - Limit the developable area to the west of the site to exclude the areas of existing woodland.
 - Be informed by a Landscape and Visual Impact Assessment which will include measures to:
 - Reflect the semi-rural edge of Burghfield Common through appropriate landscaping.
 - Provide a buffer of 15 metres to the areas of ancient woodland to the west of the site and provide appropriate buffers to the rest of the TPO woodland.
 - Provide an appropriate landscape buffer on the part of the site that is adjacent to The Hollies to minimise any impact on the residents.
 - Explore options to provide footpath and cycle links to existing and proposed residential development to increase permeability to other parts of Burghfield Common.

3 Housing Sites

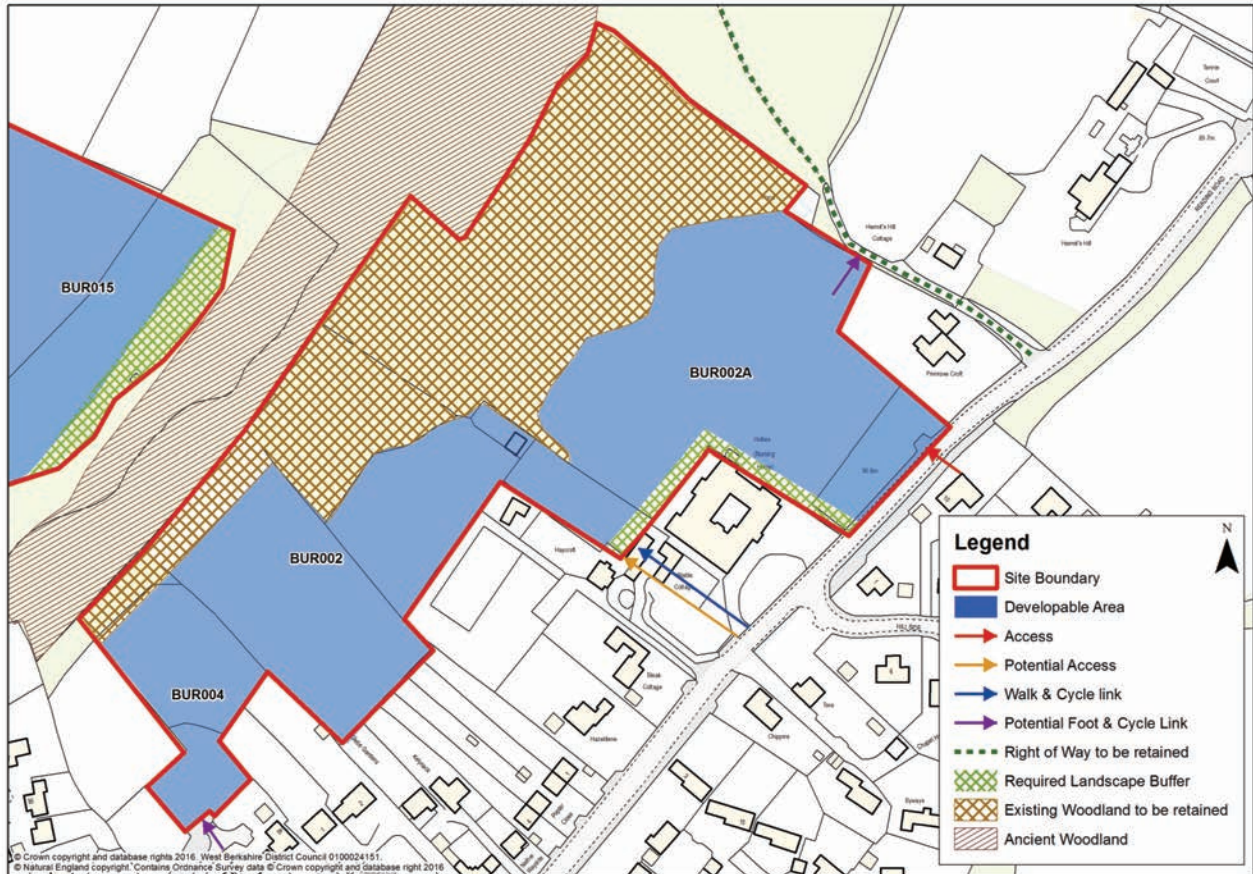
MAP TO BE DELETED Land to the rear of The Hollies Nursing Home and Land opposite 44 Lamden Way, Burghfield Common - Policy HSA17



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Housing Sites 3

UPDATED MAP - Land to the rear of The Hollies Nursing Home and Land opposite 44 Lamden Way, Burghfield Common - Policy HSA17



Delivery and Monitoring - Policy HSA17

This site is expected to start to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council’s AMR.

Settlement Boundary

3.35 The settlement boundary of Burghfield Common has been redrawn to include the developable areas of allocated site BUR002/002A/004 and BUR015 and to exclude the area of woodland in the north west corner of Burghfield Common (Hollybush Lane). This is shown on the Policies Map and a map of Burghfield Common can be found in Appendix 6.

3 Housing Sites

Mortimer

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

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

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

Development in Stratfield Mortimer

3.38 110 houses will be identified through the Neighbourhood Development Plan (NDP) for Stratfield Mortimer.

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

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

Woolhampton

Policy HSA 18

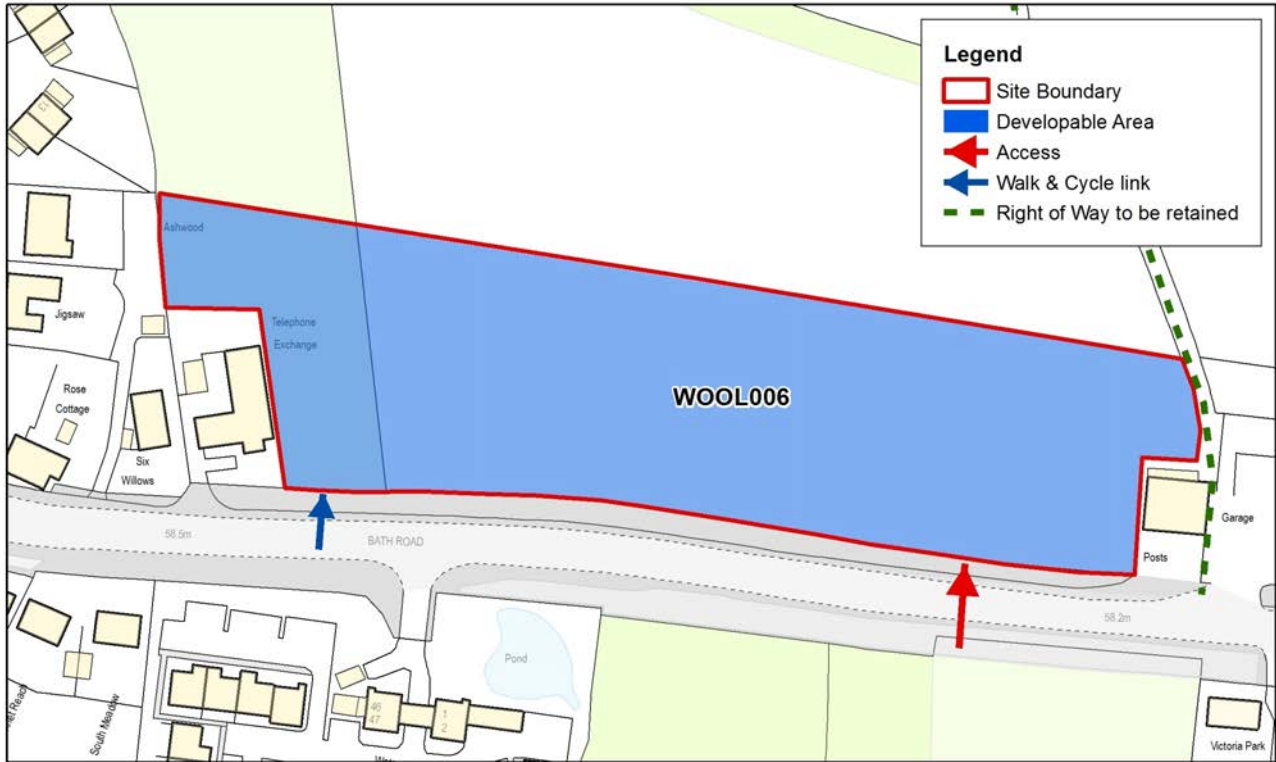
Land to the north of the A4, Woolhampton (site reference WOOL006)

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

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

3 Housing Sites

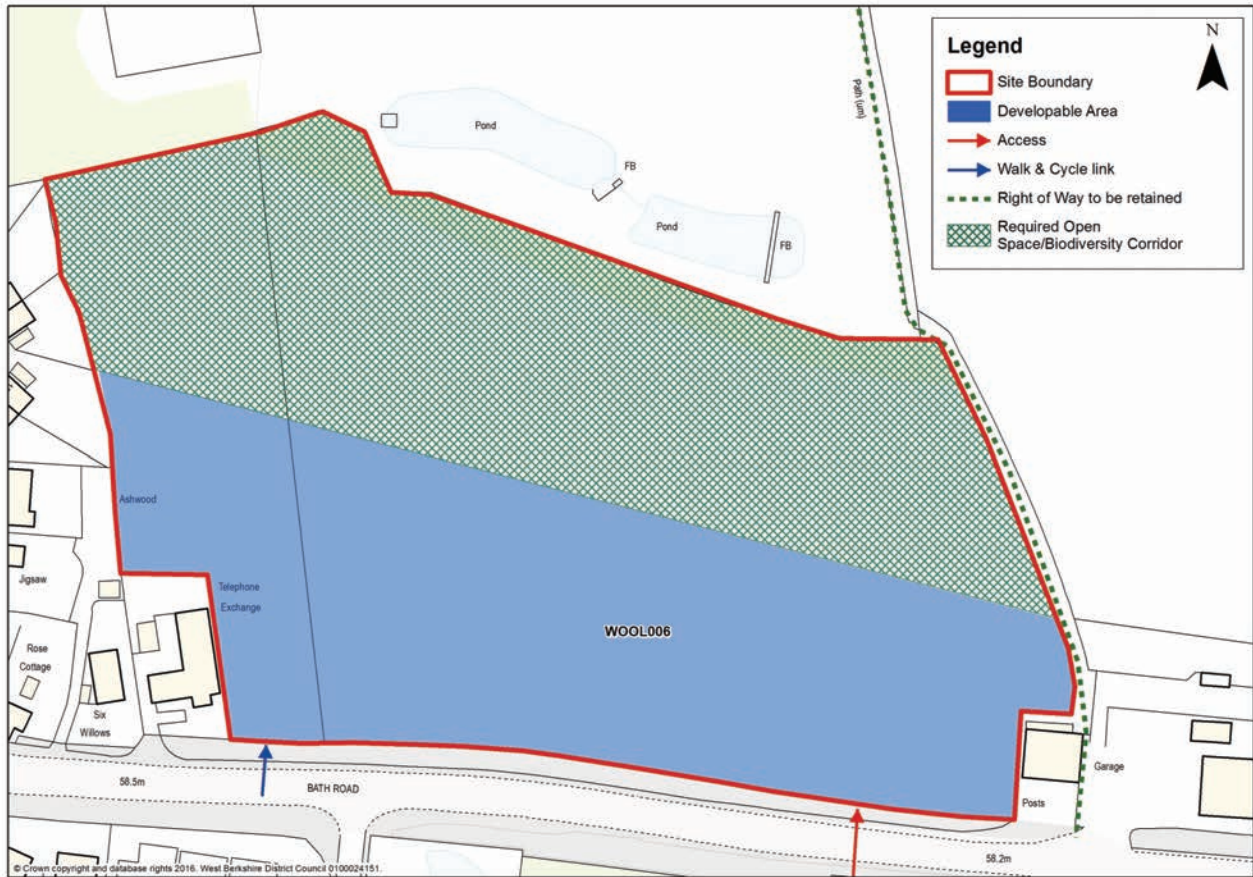
MAP TO BE DELETED Land to the north of the A4, Woolhampton - Policy HSA18



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Housing Sites 3

UPDATED MAP - Land to the north of the A4, Woolhampton - Policy HSA18



Delivery and Monitoring - Policy HSA18

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council’s AMR.

Settlement Boundary

3.41 The settlement boundary of Woolhampton has been redrawn to include the developable area of allocated site WOOL006 and to include WOOL002 (Station Yard). This is shown on the Policies Map and a map of Woolhampton can be found in Appendix 6.

3 Housing Sites

Spatial Area - North Wessex Downs AONB

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

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

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

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

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

3.47 There are six Service Villages in the AONB which provide a range of services to their communities and the surrounding areas. These service villages will generally have only a limited amount of new development depending on their role and function and the availability of sites. It is not proposed to allocate any sites in Great Shefford due to concerns over flood risk and recent severe flooding in the village. In addition, there are no allocated sites in Chieveley due to a lack of suitable sites, however there are a number of changes to the settlement boundary around the village. In Compton, the site of the Pirbright Institute was identified through the Core Strategy as an opportunity site for larger scale development. There is a SPD adopted which sets out detailed guidance for the redevelopment of this brownfield site.

Hungerford

Policy HSA 19

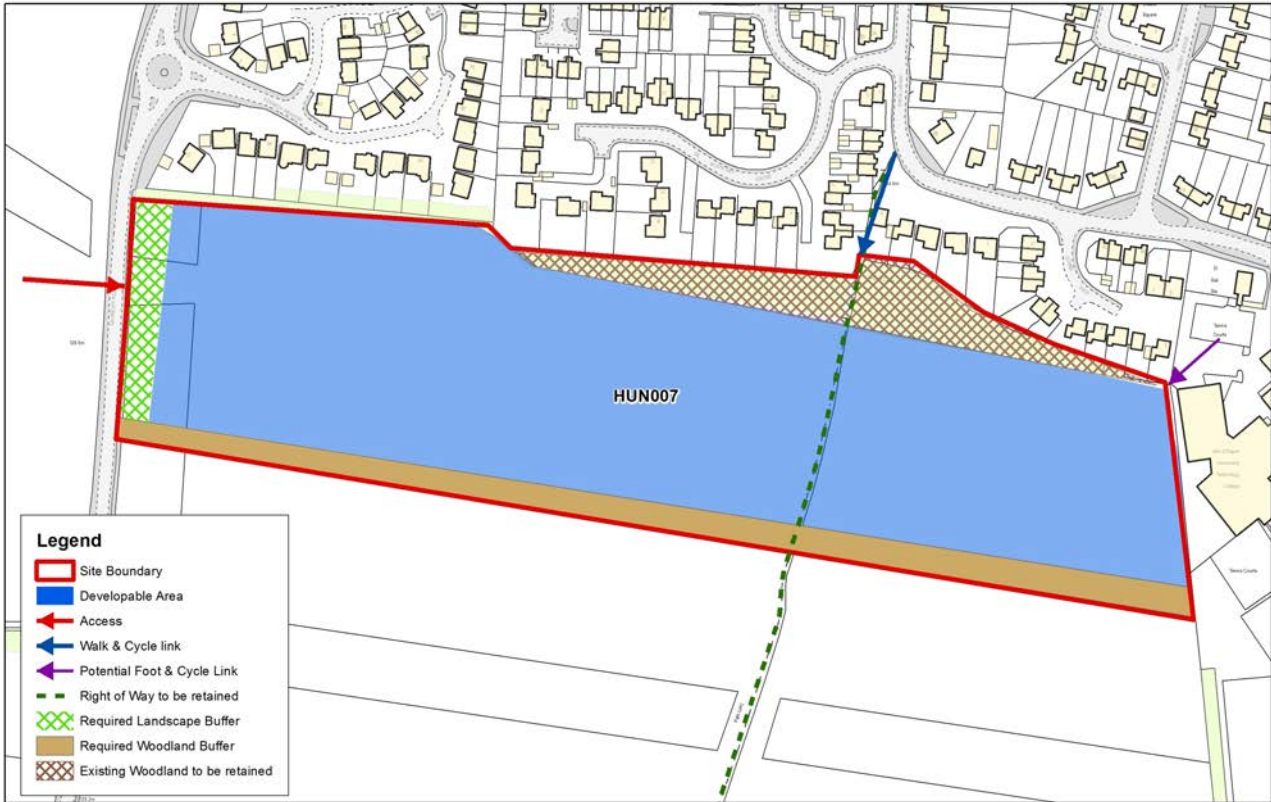
Land east of Salisbury Road, Hungerford (site reference HUN007)

The site has a developable area of approximately 5.7 hectares. The development will be delivered in accordance with the following parameters:

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

3 Housing Sites

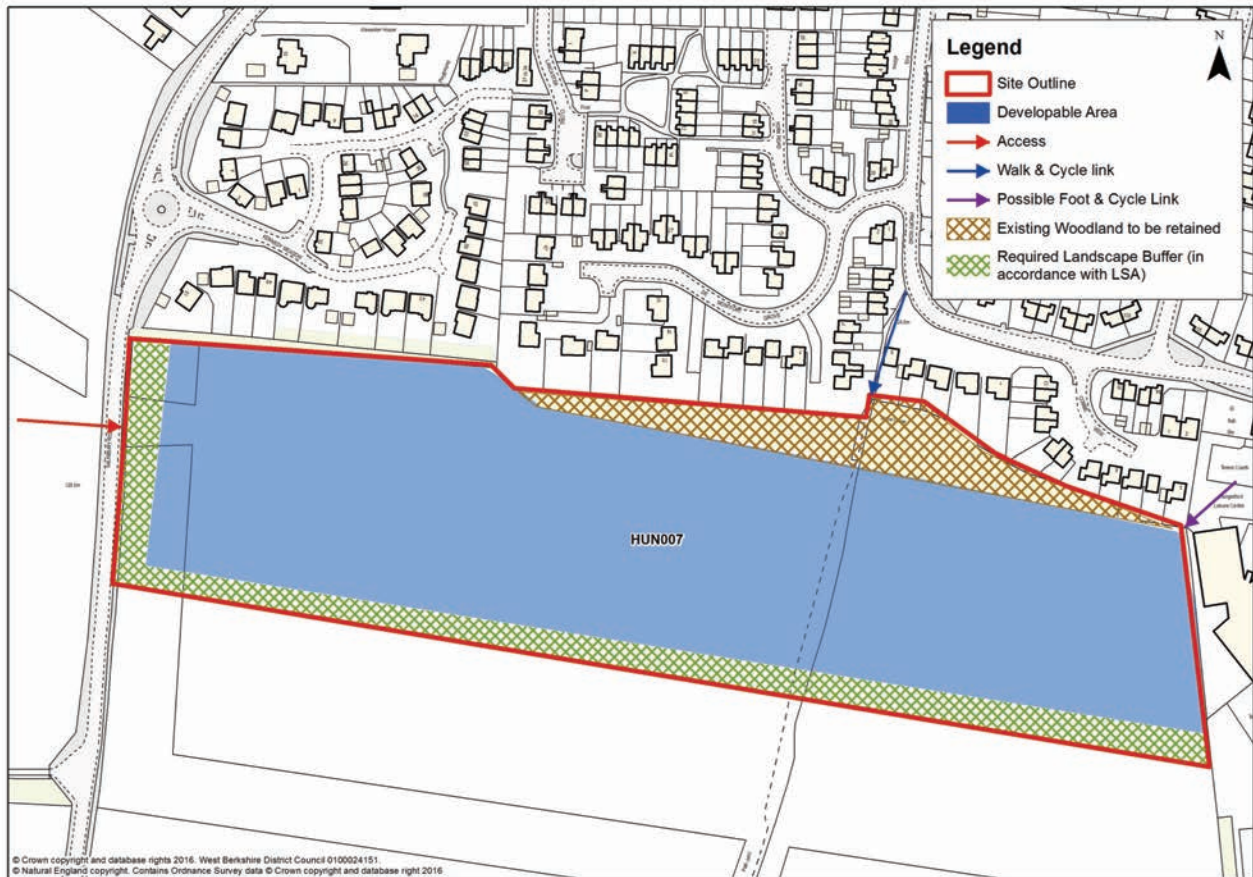
MAP TO BE DELETED Land east of Salisbury Road, Hungerford - Policy HSA19



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Housing Sites 3

UPDATED MAP - Land east of Salisbury Road, Hungerford - Policy HSA19



Delivery and Monitoring - Policy HSA19

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council’s AMR.

Settlement Boundary

3.48 The settlement boundary of Hungerford has been redrawn as follows.

- Boundary moved around the developable area of allocated site HUN007.
- Boundary altered to include existing development at Smitham Bridge Road/North Standen Road.
- Boundary altered to follow curtilage along the canal to the west of Hungerford.
- Boundary altered to include HUN021 (site too small to allocate and has planning permission for 2 dwellings).

3.49 This is shown on the Policies Map and a map of Hungerford can be found in Appendix 6.

3 Housing Sites

Lambourn

Policy HSA 20

Land adjoining Lynch Lane, Lambourn (site reference LAM005)

The site has a developable area of approximately ~~3~~ **4.5** hectares. This area takes into account the existing constraints on the site, including flood risk, impact on the Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) and outcomes from the Landscape Sensitivity Assessment (2011). Depending upon further technical work to be carried out at the planning application stage this developable area could reduce further.

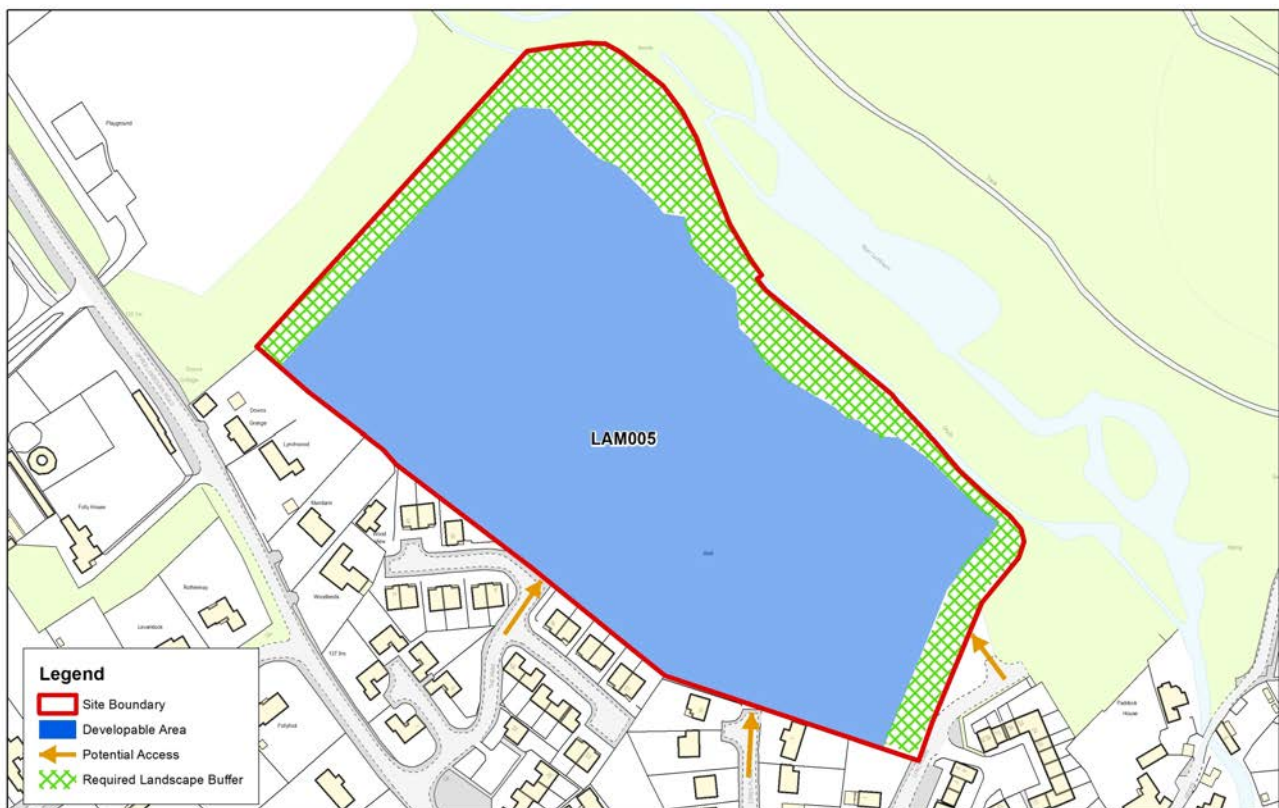
The development will be delivered in accordance with the following parameters:

- The provision of approximately 60 dwellings, to be delivered at a low density in keeping with the surrounding area. The development should ensure a mix and type of dwellings appropriate for the local area, taking into account the needs of the racehorse industry which has a specific need for affordable single person accommodation.
- To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane, ~~with additional access points to be delivered via The Park and/or Essex Place.~~ To enhance permeability through the site pedestrian and cycle links will be provided to enable connection with existing housing and the land to the north west of the site. it is preferred to have more than one access serving the development. In addition, connections for pedestrians to link the existing housing with the development will be provided.
- Public Rights of Way and Bridleway improvements will include improvement of the pedestrian/bridle link between Lynch Lane and the village centre, and improved connectivity between Lower and Upper Lambourn.
- Development on the site will not adversely affect the adjacent SSSI/SAC and a Habitat Regulations Assessment will be required to accompany any future planning application.
- Development will need to ensure the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn SSSI/SAC and any development. In light of an initial Phase 1 Habitat Survey it is considered that no development shall take place within 15m of the outer edge of Flood Zone 2, allowing a minimum buffer/stand-off from the SSSI/SAC of 38m (max. 88m).
- Development will be informed by an further Extended Phase 1 Habitat Survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected habitats and species are not adversely affected.
- The scheme will comprise a development design, layout and capacity that is in accordance with the Landscape Sensitivity Assessment (2011) and will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- Development will not take place within Flood Zones 2 and 3 including essential infrastructure and water compatible development. The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SUDS on the site, along with necessary mitigation measures.

Housing Sites 3

- Development should be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- **Development of the site will connect to the main sewerage system.** Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated Water Supply and Drainage Strategy **would will be required.** **particularly useful for this site.**

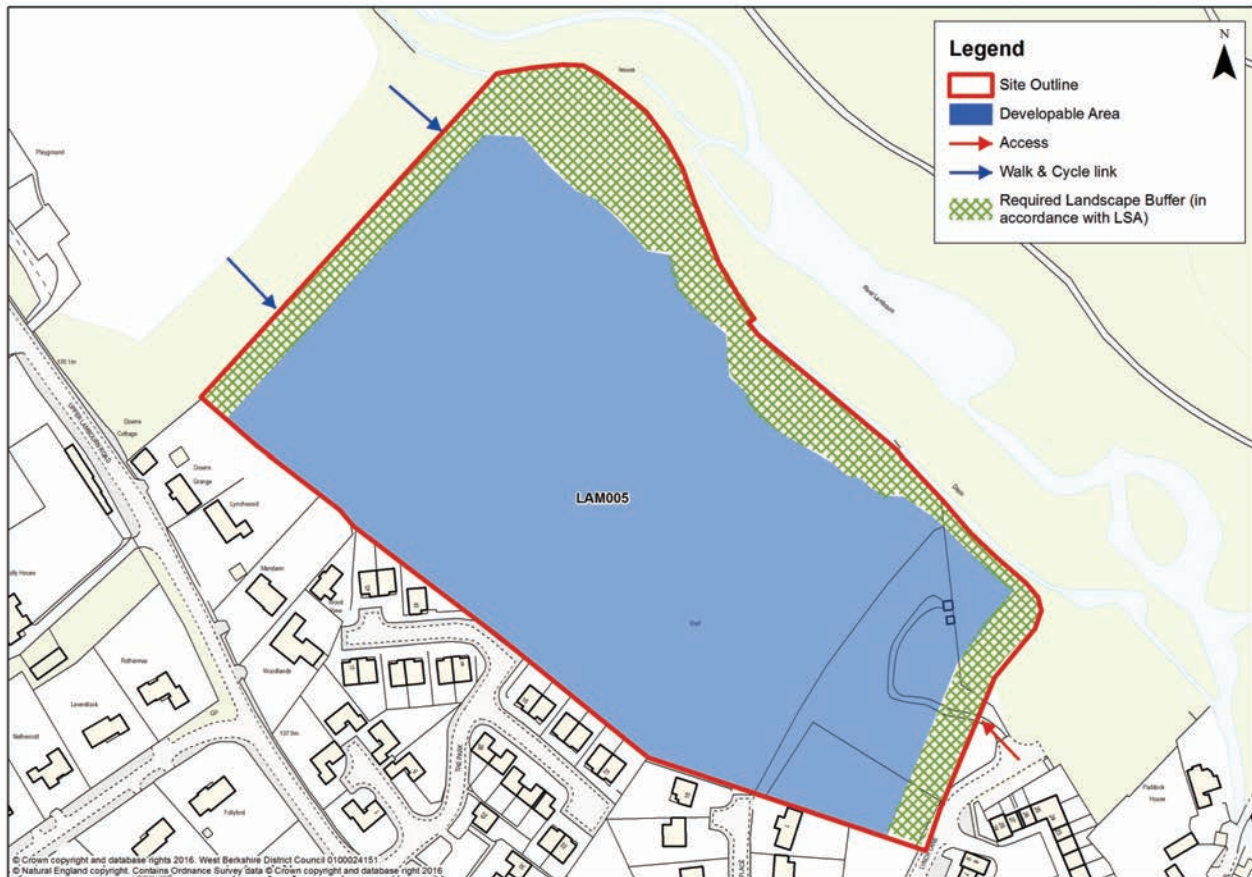
MAP TO BE DELETED Land adjoining Lynch Lane, Lambourn - Policy HSA20



3.50 **Updated map**

3 Housing Sites

UPDATED MAP - Land adjoining Lynch Lane, Lambourn - Policy HSA20



Delivery and Monitoring - Policy HSA20

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Housing Sites 3

Policy HSA 21**Land at Newbury Road, Lambourn (site reference LAM015)**

The site has a developable area of approximately ~~0.6~~ **0.8** hectares. This area takes into account the outcomes of the Landscape Capacity Assessment (2015).

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

- The provision of approximately 5 individually designed dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting Newbury Road.
- The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
 - Ensuring development is contained on the lower ground with open space being retained on the higher ground.
 - The provision of a hedge with hedgerow trees to contain the housing. This should be provided along the far north eastern boundary, continuing along the south eastern boundary to link with garden planting of the development.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- Individual accesses will be provided from Newbury Road in keeping with the adjacent pattern. Given the topography of the site the design of individual access points/driveways will need to be carefully considered.
- The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SuDS on the site, along with appropriate mitigation measures to protect the River Lambourn Site of Special Scientific (SSSI)/Special Area of Conservation (SAC).
- A SuDS scheme would need to be provided as part of any planning application, along with appropriate mitigation measures to protect the River Lambourn SAC/SSSI e.g. possibly petrol/oil receptors.
- **Development on the site will connect to the mains sewerage system.** Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated Water Supply and Drainage Strategy **will be required would be particularly useful** for this site.
- Development will be informed by an archaeological assessment in the form of a geophysical survey followed by trial trenching if necessary.
- **Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely affected.**

3 Housing Sites

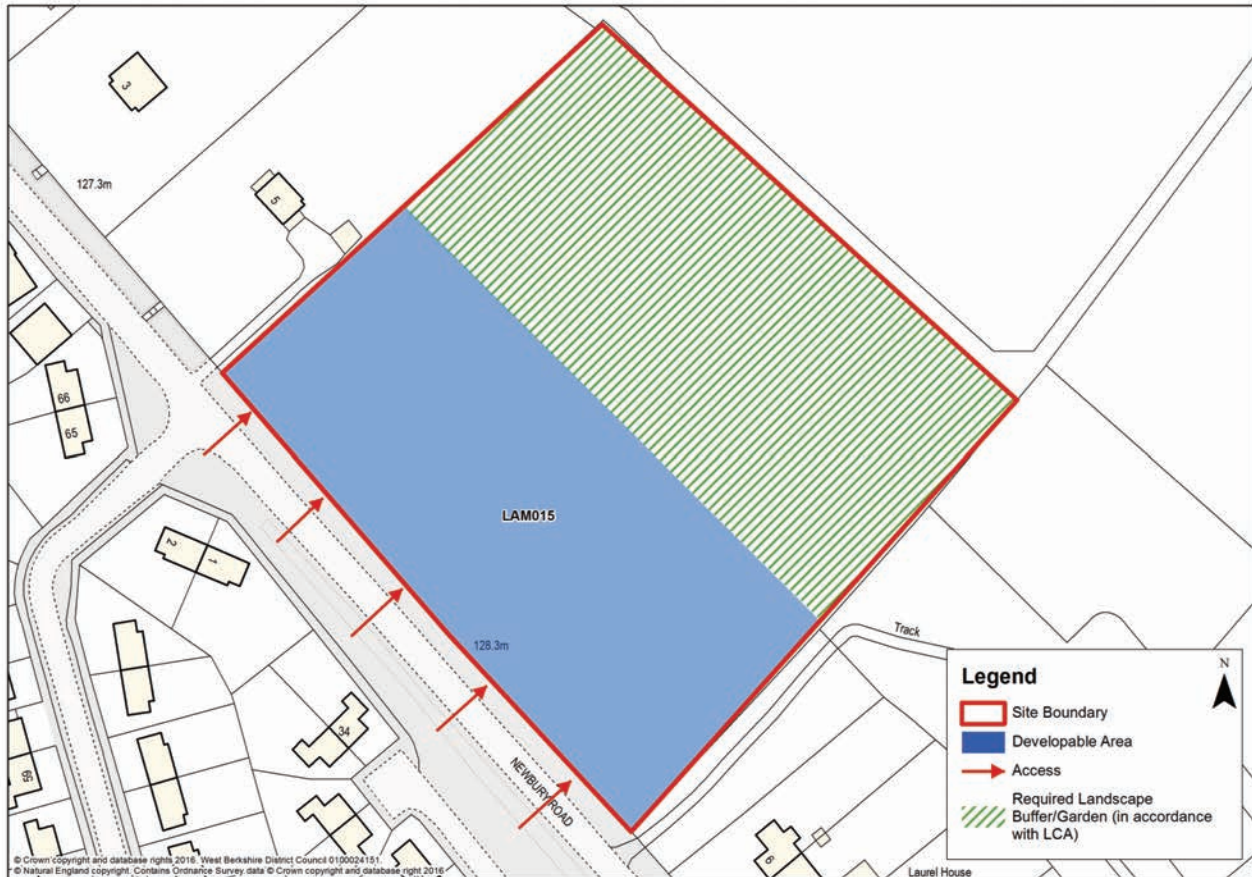
MAP TO BE DELETED Land at Newbury Road, Lambourn - Policy HSA21



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Housing Sites 3

UPDATED MAP - Land at Newbury Road, Lambourn - Policy HSA21



Delivery and Monitoring - Policy HSA21

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

3.51 The settlement boundary of Lambourn has been redrawn as follows:

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

3.52 This is shown on the Policies Map and a map of Lambourn can be found in Appendix 6.

3 Housing Sites

Pangbourne

Policy HSA 22

Land north of Pangbourne Hill and west of River View Road, Pangbourne (site reference PAN002)

The site has a developable area of **2.4 2.24** hectares which is based on the outcomes of the Landscape Assessment. The development will be delivered in accordance with the following parameters:

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

Housing Sites 3

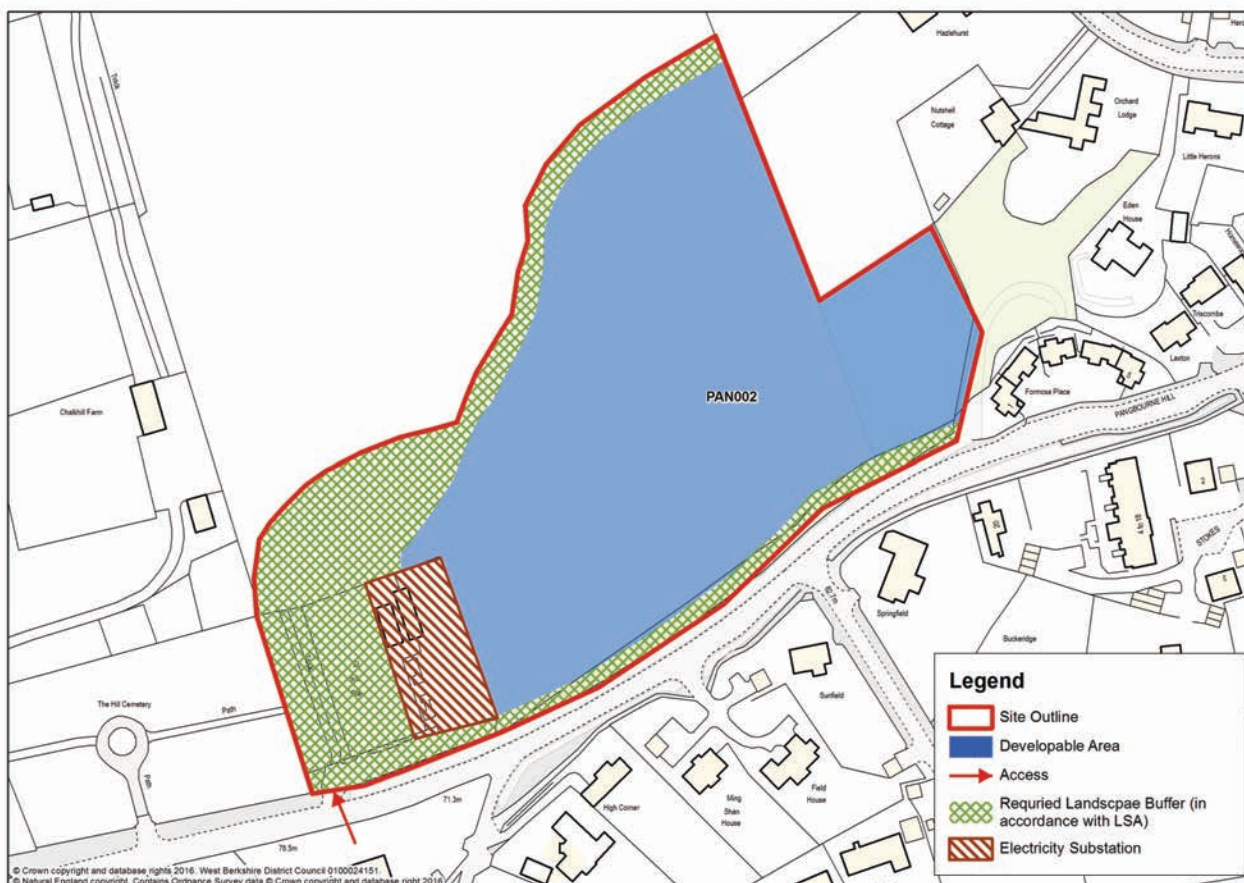
MAP TO BE DELETED Land north of Pangbourne Hill and west of River View Road, Pangbourne - Policy HSA22



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3 Housing Sites

UPDATED MAP - Land north of Pangbourne Hill and west of River View Road, Pangbourne - Policy HSA22



Delivery and Monitoring - Policy HSA22

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

3.53 The settlement boundary of Pangbourne has been redrawn to include the developable area of allocated site PAN002 (as set by the Landscape Sensitivity Assessment) and to include existing development at Hartslock Court to the north west of Pangbourne. This is shown on the Policies Map and a map of Pangbourne can be found in Appendix 6.

Bradfield Southend

Policy HSA 23

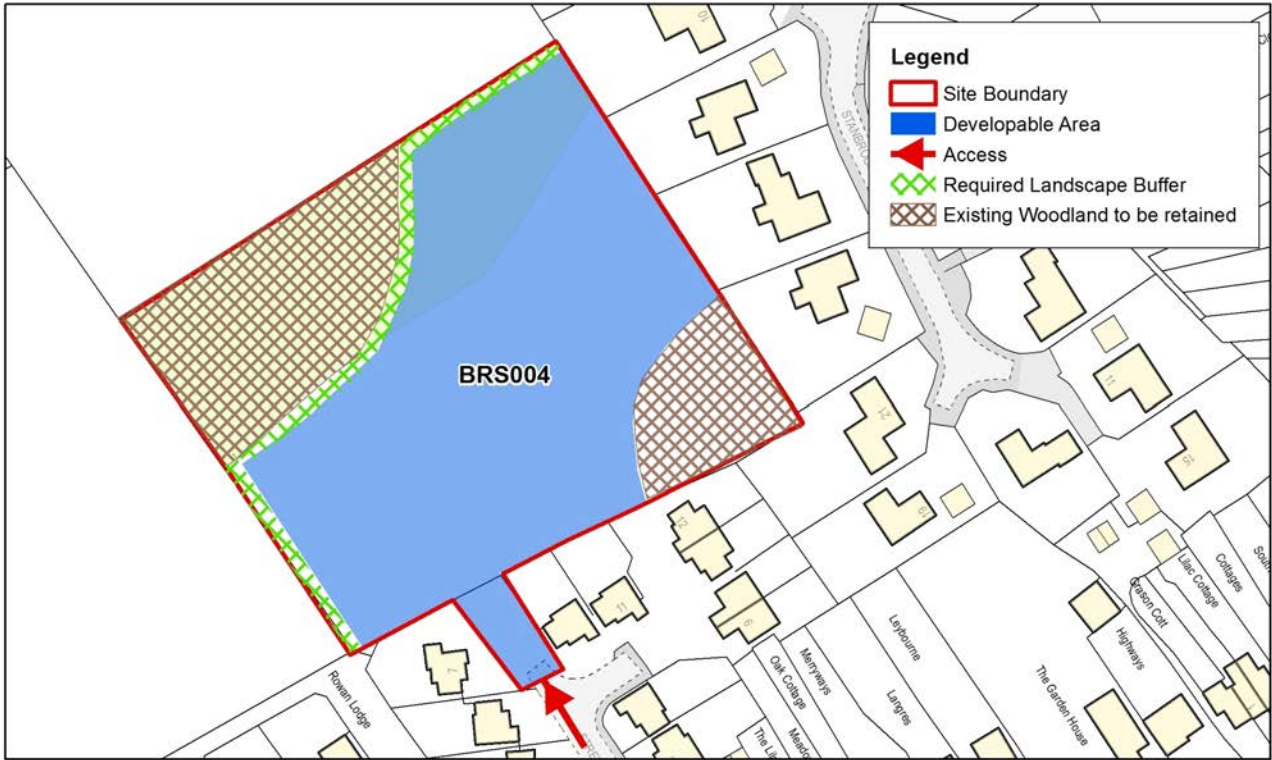
Land off Stretton Close, Bradfield Southend (site reference BRS004)

The site has a developable area of ~~0.58~~ approximately 0.6 hectares, taking into account the outcomes of the Landscape Capacity Assessment (2014). The site will be delivered in accordance with the following parameters:

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

3 Housing Sites

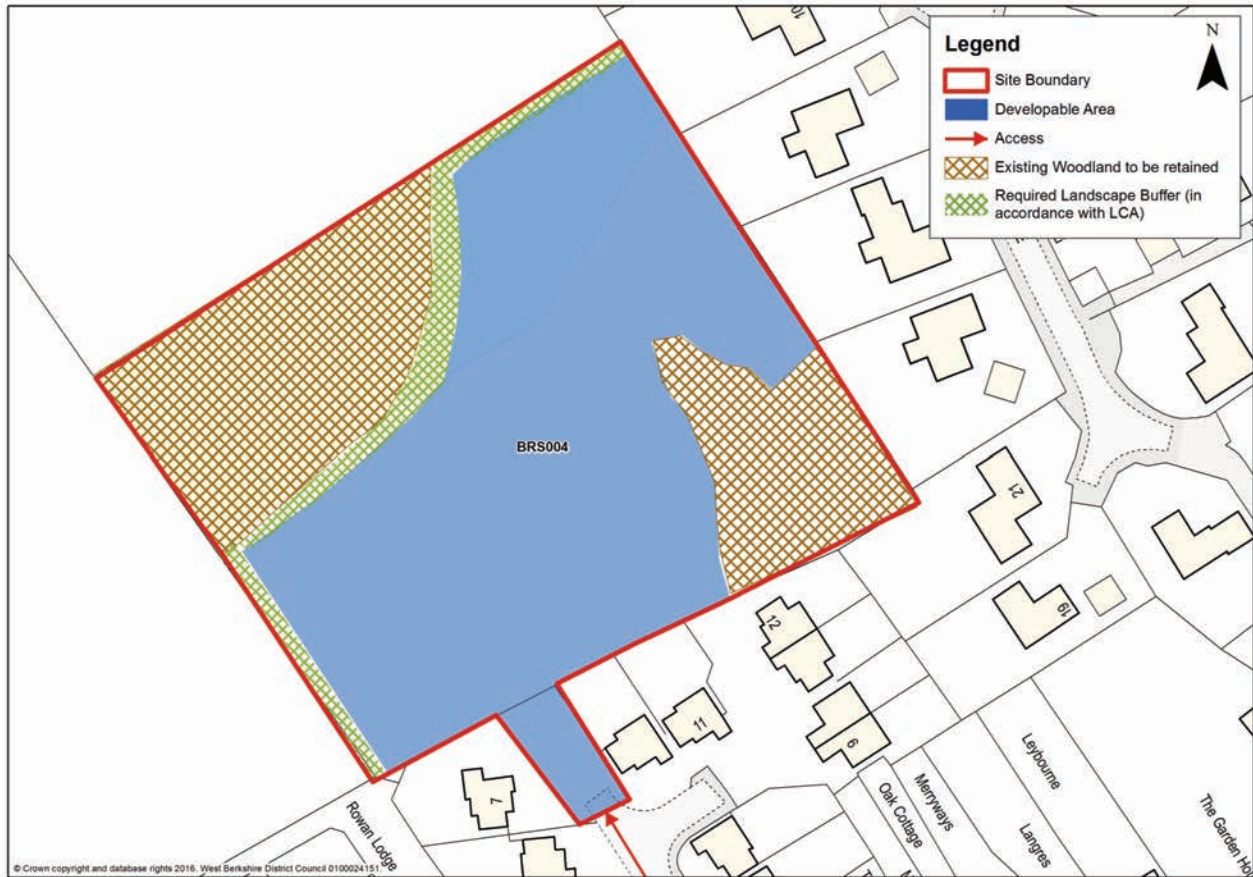
MAP TO BE DELETED Land off Stretton Close, Bradfield Southend - Policy HSA23



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Housing Sites 3

UPDATED MAP - Land off Stretton Close, Bradfield Southend- Policy HSA23



Delivery and Monitoring - Policy HSA23

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

3.54 The settlement boundary of Bradfield Southend has been redrawn to include the developable area of allocated site BRS004 and to include site BRS002 (site too small to allocate). This is shown on the Policies Map and a map of Bradfield Southend can be found in Appendix 6.

3 Housing Sites

Chieveley

Settlement Boundary

3.55 The settlement boundary of Chieveley has been redrawn as follows:

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

3.56 This is shown on the Policies Map and a map of Chieveley can be found in Appendix 6.

Compton

Policy HSA 24

Pirbright Institute site, High Street, Compton (site reference COM004)

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

The site has a developable area of approximately **7 9.1** hectares, which is set out within the adopted SPD and is based on the outcomes of the Landscape Framework (2012) and Flood Risk Study (2012) including the exclusion of the far northern part of the site and part of the site to the south.

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

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

- The development will be residential-led with the provision of approximately 140 dwellings, delivering an appropriate mix of dwelling sizes and types which conserve and enhance the character of Compton. An element of employment floorspace will be replaced within the site.
- A local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs.
- Should the hostel site (off Churn Road) come forward for development in a timely manner with the allocated site, it must form an integrated element of the developable area.
- The overall density of the site will reflect the character of Compton. The northern part of the developable area (known as Area B) will be built to a lower density than the southern part (known as Area C) so as to reflect the built form pattern on the northern edge of the village and to prevent an adverse impact on the AONB.
- The existing access from the High Street will form the main access to the development with potential for a minor access from Churn Road. The rural character of Churn Road and Hockham Road will be retained and highway improvements should therefore be limited
- Improvements will be necessary to the footways that front the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road.
- Footpath, bridleway and pedestrian links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. The opportunity to reinstate the former east/west footpath through the site should be explored.
- A phase 1 contamination report and a preliminary risk assessment will be required and may lead to subsequent reports being required. In order to ensure a safe development, the site must be remediated to the appropriate level for the proposed land uses. Any remediation will need to take in to account any plans or preferences for infiltration SuDS infrastructure in the proposed development.
- The scheme will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation

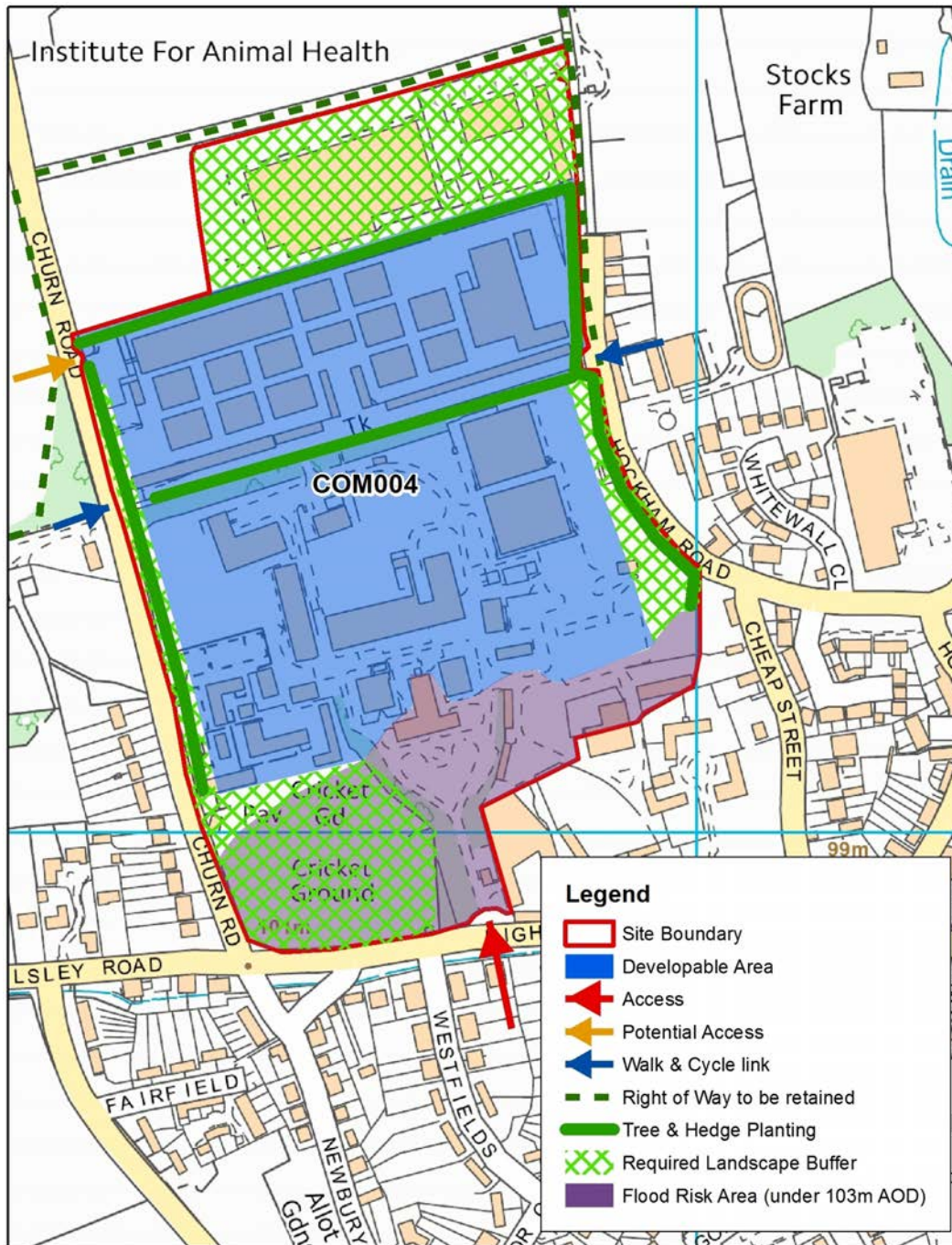
3 Housing Sites

measures will need to be implemented, to ensure any protected species are not adversely affected.

- An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.
- A flood risk assessment (FRA) will be required that should cover infiltration testing and details of SuDS to be implemented, together with groundwater modelling. A sequential approach to development on the site will be followed:
 - No development will be permitted within Flood Zones 2 and 3, including essential infrastructure and water compatible development.
 - In accordance with the Flood Risk Study (2012) only less vulnerable land uses, water compatible or critical infrastructure development in accordance with the NPPF would be appropriate below the 103m AOD line, and more vulnerable land uses above this line, unless detailed modelling indicates otherwise.
- Land to the north of the site (known as Area A) will be restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. The landform will be carefully modified to remove incongruous features, as informed by the Landscape Framework (2012).
- The site will comprise a development design and layout that is in accordance with the adopted SPD for the site and is informed by a full detailed Landscape and Visual Impact Assessment (LVIA). This will include the protection of the area to the north (known as Area A) as outlined above and the retention of the cricket ground (as a community use) as Green Infrastructure. It will also explain how the special architectural and historic interest of the Compton Conservation Area and its setting has been taken into account.

Housing Sites 3

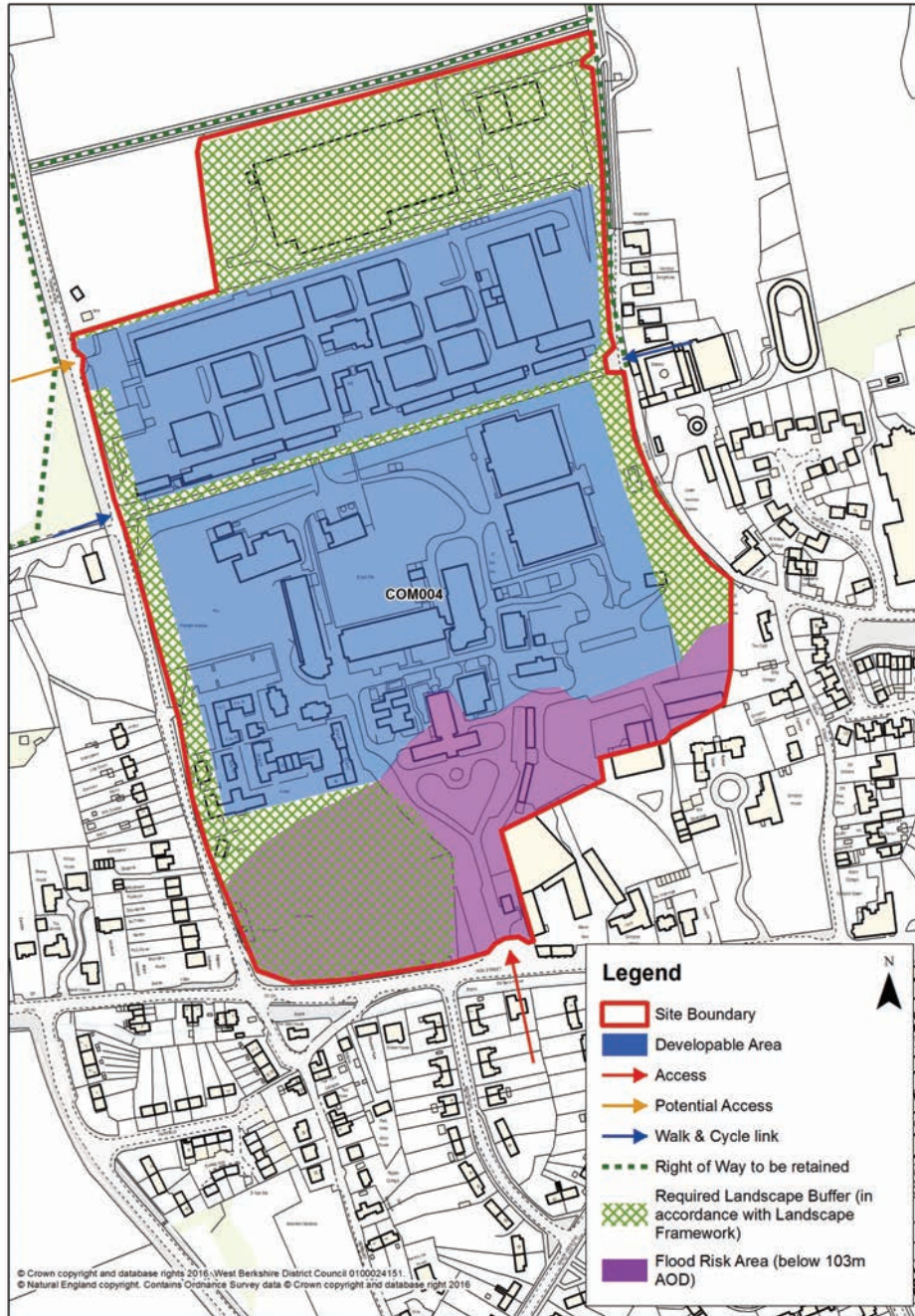
MAP TO BE DELETED Pirbright Institute Site, High Street, Compton - Policy HSA24



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3 Housing Sites

UPDATED MAP Pirbright Institute Site, High Street, Compton - Policy HSA24



Delivery and Monitoring - Policy HSA24

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

Housing Sites 3

Settlement Boundary

3.57 The settlement boundary of Compton has been redrawn to include the development area of allocated site COM004, the hostel site off Churn Road and the cricket ground. This is shown on the Policies Map and a map of Compton can be found in Appendix 6.

Hermitage

Policy HSA 25

Land off Charlotte Close, Hermitage (site reference HER001)

The site has a developable area of approximately ~~0.8~~ 1.1 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings to be developed at a mass and density that reflects the adjacent settlement character.
- The site will be accessed via Station Road ~~and Charlotte Close~~ with the provision of linkages through the site to HER004 (Land to the south east of the Old Farmhouse).
- A Flood Risk Assessment (FRA) will be required as the site falls within an area at risk from surface water flooding with a small part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme.
- An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented to ensure any protected species will not be adversely affected.
- The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
 - The protection and enhancement of the tree line along Station Road and other on-site trees.
 - The protection and enhancement of the hedgerow along the eastern boundary.
 - The maintenance of the views through and over the built form to the woodland beyond.
 - ~~It is expected that the site is developed comprehensively with HER004 (Land to the south east of The Old Farmhouse) to ensure an integrated development. Both sites should ensure a consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two.~~
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

3 Housing Sites

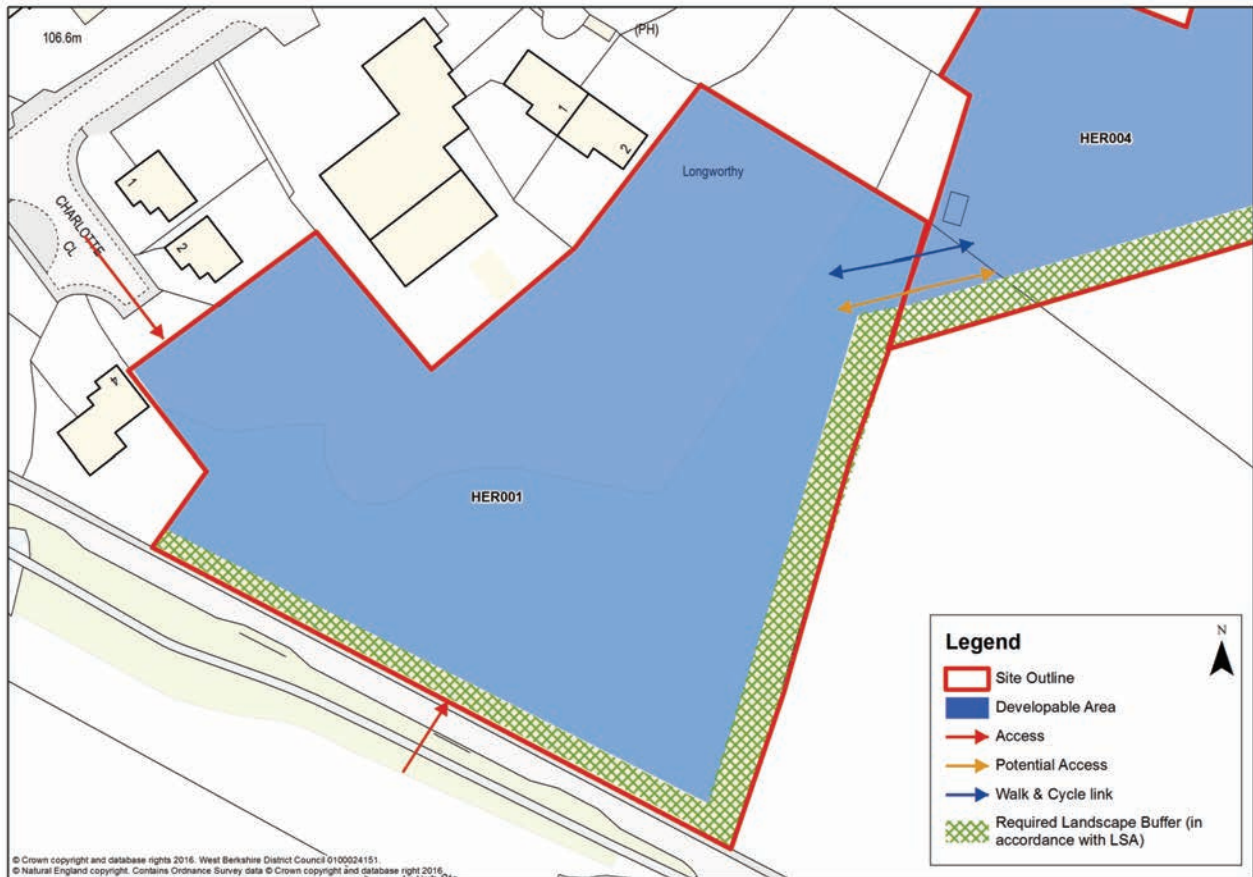
MAP TO BE DELETED Land off Charlotte Close, Hermitage - Policy HSA25



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Housing Sites 3

UPDATED MAP - Land off Charlotte Close, Hermitage - Policy HSA25



Delivery and Monitoring - Policy HSA25

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

3 Housing Sites

Policy HSA 26

Land to the south east of the Old Farmhouse, Hermitage (site reference HER004)

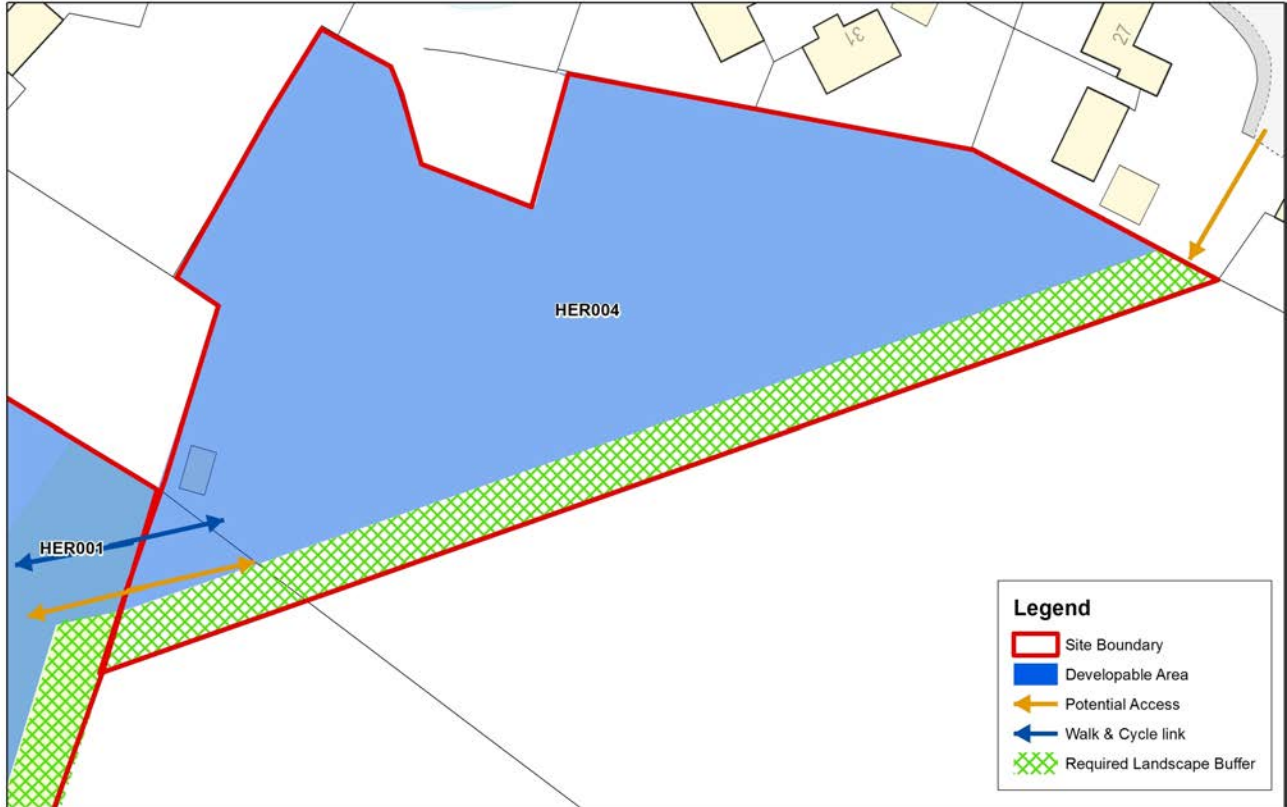
The site has a developable area of approximately ~~0.5~~ **0.6** hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

- The provision of approximately 10 dwellings to be developed at a mass and density that reflects the adjacent settlement character.
- The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
 - The protection and enhancement of the existing tree belt.
 - The provision of landscaping along south eastern boundary of the developable area.
 - ~~It is expected that the site is developed comprehensively with HER001 (Land off Charlotte Close) to ensure an integrated development. Both sites should ensure consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two.~~
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- ~~The site will be accessed via Lipscombe Close with the provision of linkages through the site to HER001 (Land off Charlotte Close). Access can also be provided off Station Road if the site is developed in conjunction with HER001. An additional access to the site can be obtained via Lipscomb Close, with the provision of linkages through the site to HER001 (Land off Charlotte Close).~~
- A Flood Risk Assessment (FRA) will be required as a small part of the site falls within an area at risk from surface water flooding with a large part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme.
- An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. ~~A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. The final developable area will be dependent upon the extent of any A~~ appropriate avoidance and mitigation measures ~~will need required~~ to be implemented, to ensure any protected species ~~are will~~ not ~~be~~ adversely affected.
- An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.

Housing Sites 3

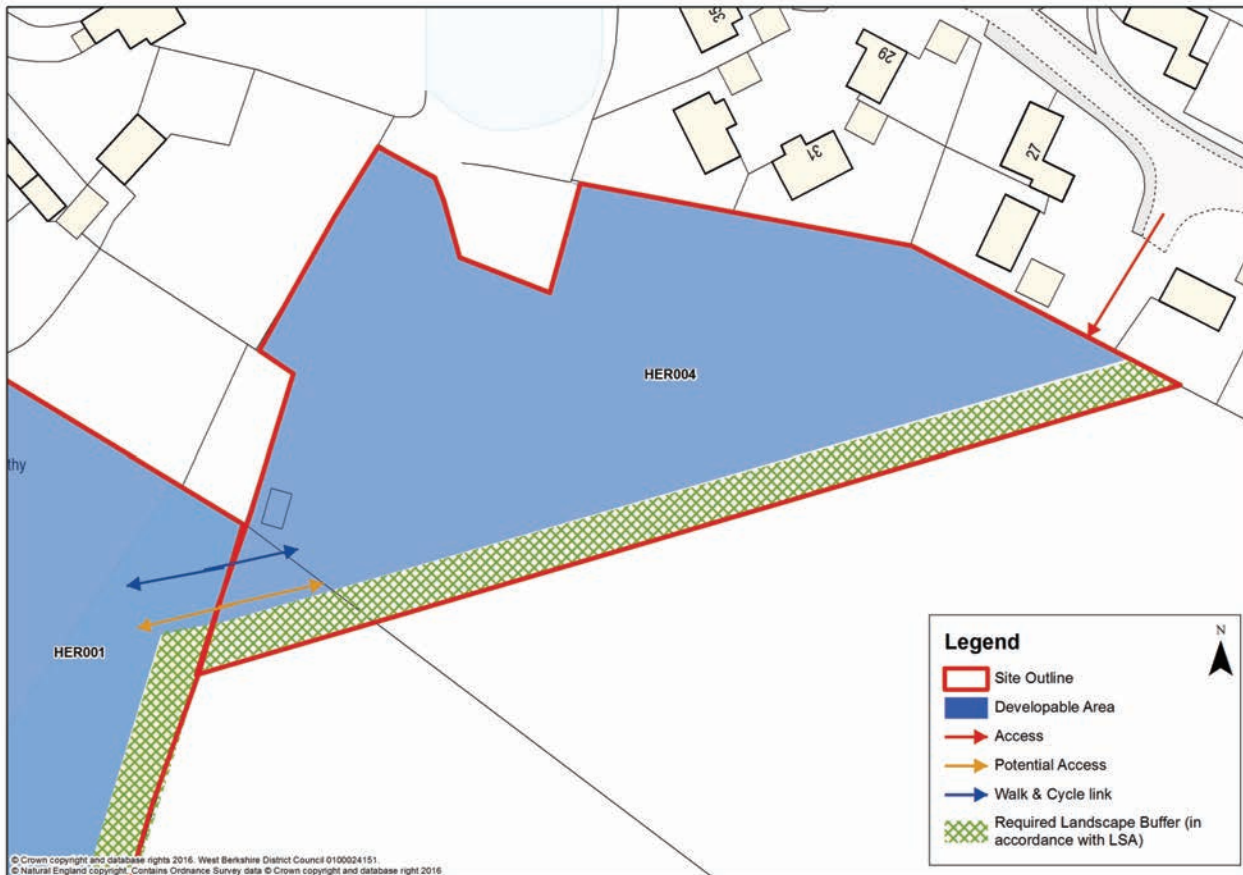
MAP TO BE DELETED Land to the south east of the Old Farmhouse, Hermitage - Policy HSA26



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3 Housing Sites

UPDATED MAP - Land to the south east of the Old Farmhouse, Hermitage - Policy HSA26



Delivery and Monitoring - Policy HSA26

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council’s AMR.

Settlement Boundary

3.58 The settlement boundary of Hermitage has been redrawn as follows:

- Boundary moved to include developable area of allocated sites HER001 and HER004 taking into account the outcomes of the Landscape Sensitivity Assessment (20112009).
- Boundary altered to west of Hermitage to follow the road, and include dwellings accessed from The Old Nursery.
- Boundary altered to west of Hermitage to follow the dwelling curtilage at Oak Ville and Buck Wood Lodge, Hampstead Norreys Road.
- Boundary altered to north of Primary school to include school buildings.
- Boundary altered to north east of Hermitage to include curtilage of existing dwellings at Pinewood Crescents and Rowlock Gardens.
- **Boundary altered to include the properties at Hermitage Green**

Housing Sites 3

3.59 This is shown on the Policies Map and a map of Hermitage can be found in appendix 6.

3 Housing Sites

Kintbury

Policy HSA 27

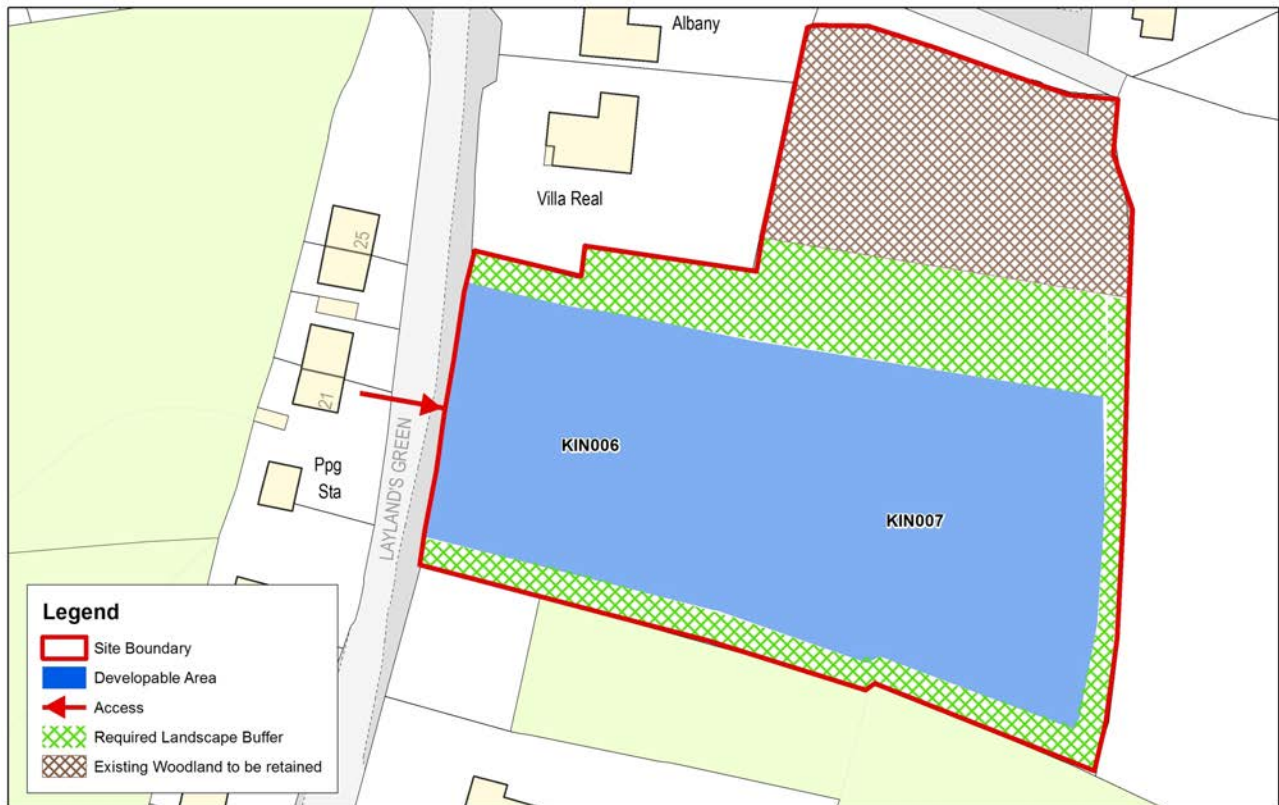
Land to the east of Layland's Green, Kintbury (site reference KIN006 and KIN007)

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

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

Housing Sites 3

Land to the east of Layland's Green, Kintbury - Policy HSA27



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Delivery and Monitoring - Policy HSA27

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

3.60 The settlement boundary of Kintbury has been redrawn to include the developable area of allocated site KIN006 and 007 and to include the two additional dwellings of Albany and Villa Real along Layland's Green. This is shown on the Policies Map and a map of Kintbury can be found in Appendix 6.

4 Gypsy, Traveller and Travelling Showpeople Accommodation

4 Gypsy, Traveller and Travelling Showpeople Accommodation

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

Duty to Cooperate

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

Existing Provision

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

Future Requirements

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

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

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

Gypsy, Traveller and Travelling Showpeople Accommodation Need 2014 - 2029

	2014 - 2019	2019 - 2024	2024 - 2029	Total
Gypsy and Traveller permanent pitches	4	6	7	17
Travelling Showpeople plots	20	2	2	24

Gypsy, Traveller and Travelling Showpeople Accommodation 4

Site Allocations for Gypsies, Travellers and Travelling Showpeople

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

The Approach to Site Selection

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

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

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

4.10 This section sets out a specific policy, accompanied by an indicative site plan, for each of the three allocated sites. A further policy TS4 sets out detailed requirements which are required for development on each of the sites coming forward for this use. All allocated sites are subject to a planning application.

Policy TS 1

New Stocks Farm, Paices Hill, Aldermaston (site reference GTTS5)

Type of site: Gypsy and Traveller site

Number of pitches: 8 permanent pitches

Timescale: Within 5 years

Proposals for this site should:

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

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

4 Gypsy, Traveller and Travelling Showpeople Accommodation

New Stocks Farm, Paices Hill, Aldermaston - Policy TS1



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Supporting Text

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

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

Delivery and Monitoring - Policy TS1

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

Gypsy, Traveller and Travelling Showpeople Accommodation 4

Policy TS 2**Long Copse Farm, Enborne (site reference GTTS2)**

Type of site: Travelling Showpersons yard

Number of pitches: 24 plots

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

Proposals for this site should:

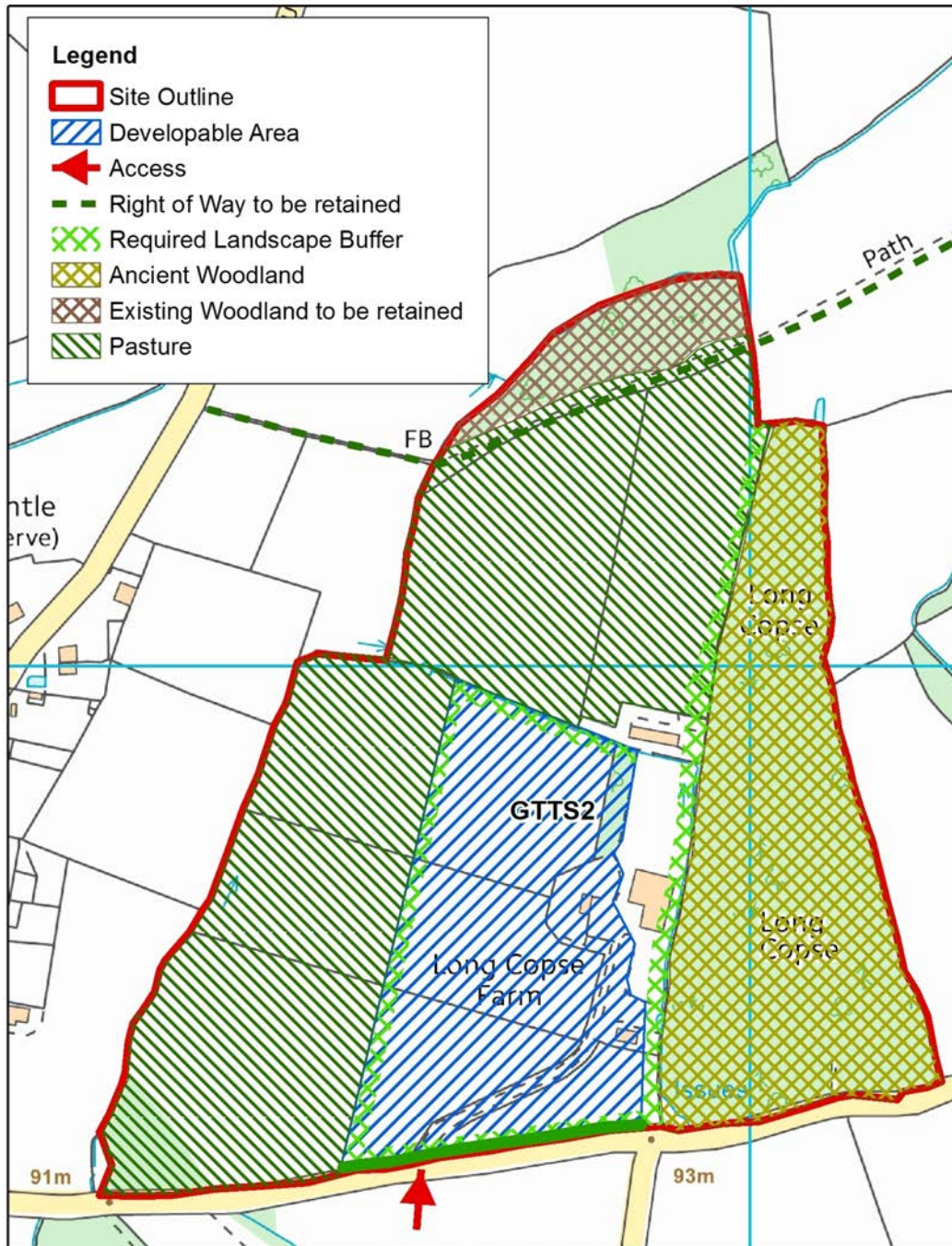
- Provide a design, layout and siting plan together with a Landscape and Visual Impact Assessment.
- Provide a landscaping scheme to conserve and enhance the existing trees, hedgerows and woodland and demonstrate how it would assist in breaking up and screening of the built area and along the road access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

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

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

4 Gypsy, Traveller and Travelling Showpeople Accommodation

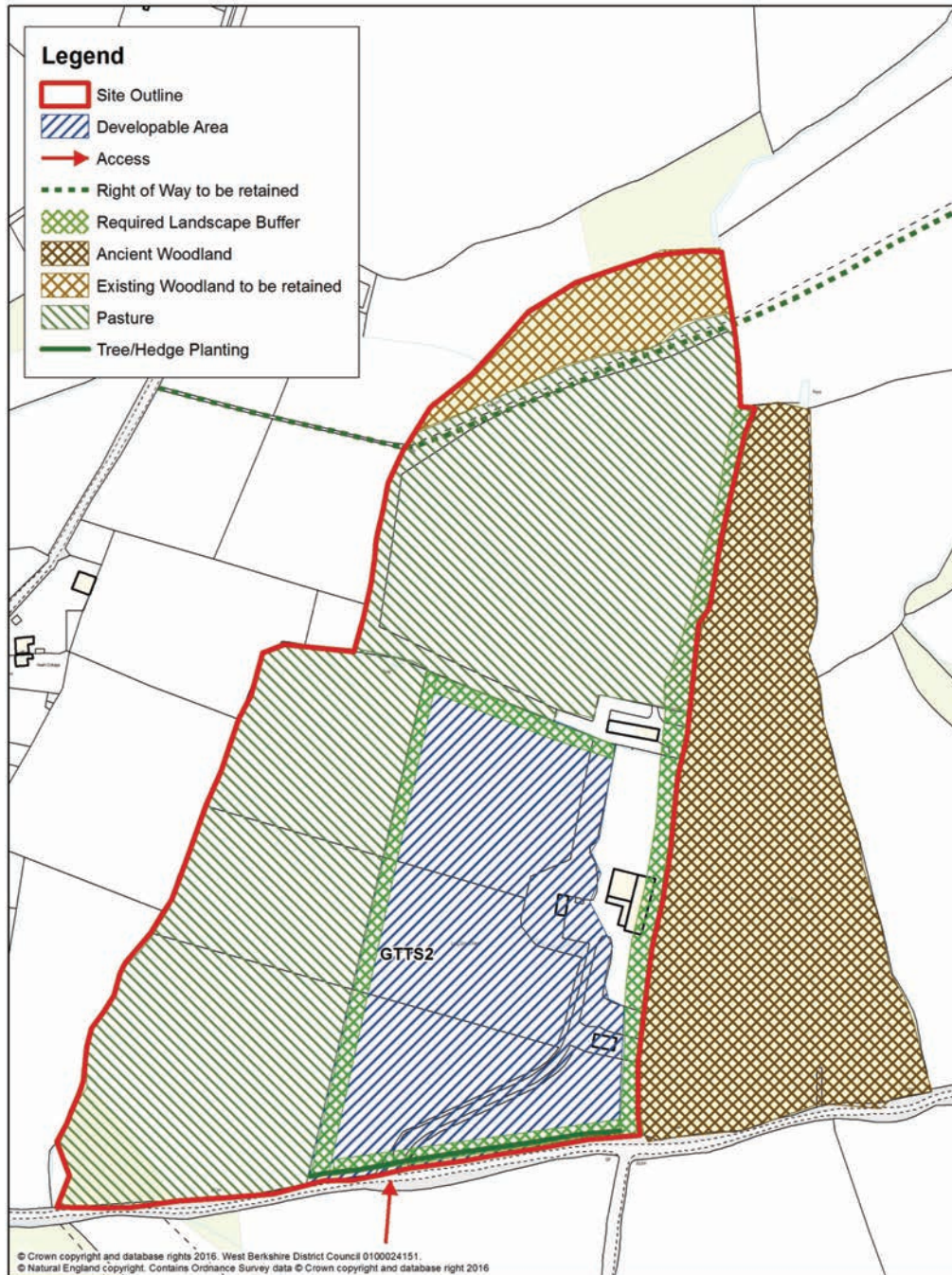
MAP TO BE DELETED Long Copse Farm, Enborne - Policy TS2



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Gypsy, Traveller and Travelling Showpeople Accommodation 4

UPDATED MAP - Long Copse Farm, Enborne - Policy TS2



Supporting Text

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

4 Gypsy, Traveller and Travelling Showpeople Accommodation

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

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

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

Delivery and Monitoring - Policy TS2

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

Gypsy, Traveller and Travelling Showpeople Accommodation 4

Policy TS 3

Clappers Farm Area of Search, Beech Hill (site reference GTTS6)

Type of site: Gypsy and Traveller site

Number of pitches: up to 9 permanent pitches

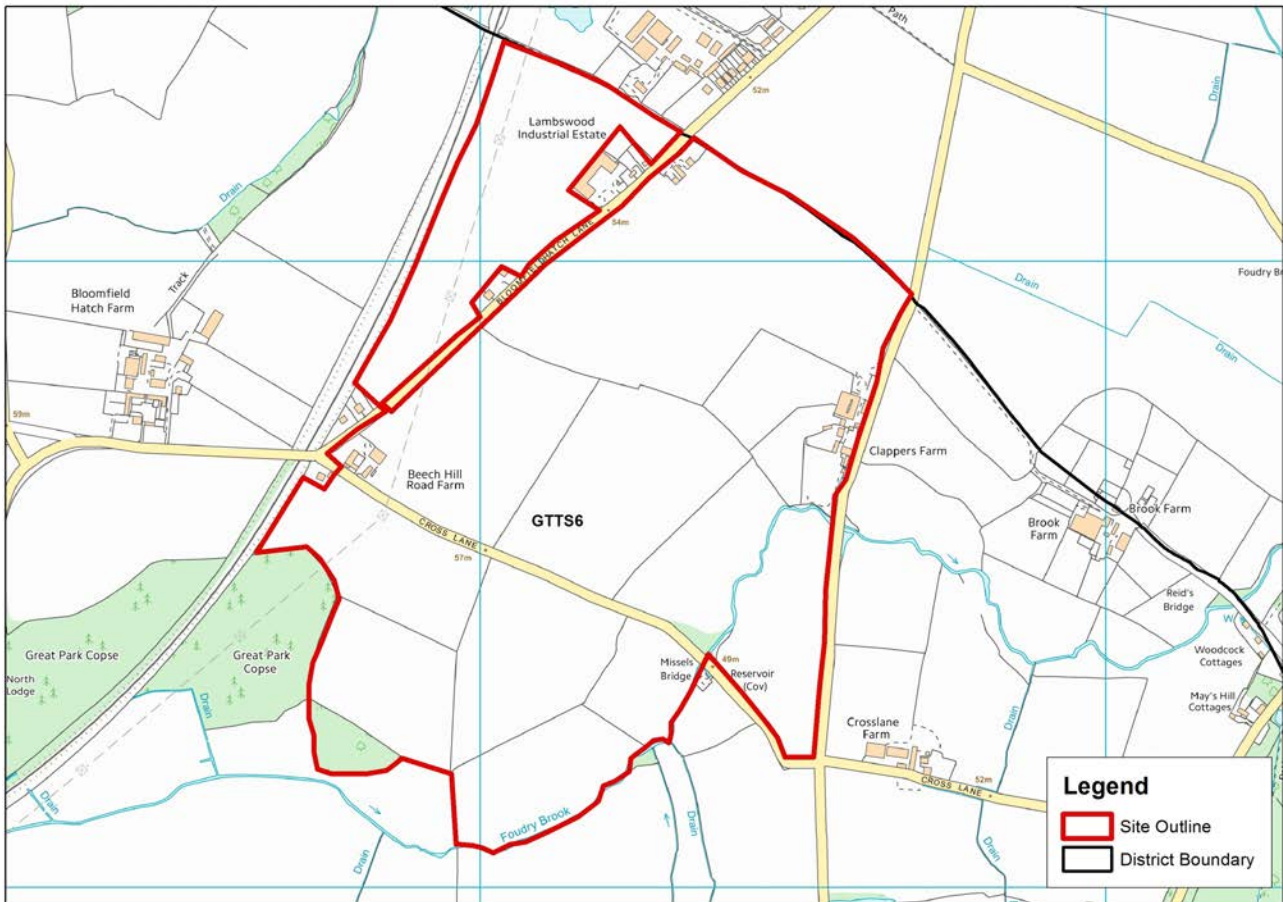
Timescale: After 2021

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

- Have due regard to the provisions of Policy TS4 'Detailed Planning Considerations for Traveller Sites':

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

MAP TO BE DELETED Clappers Farm Area of Search - Policy TS3



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4 Gypsy, Traveller and Travelling Showpeople Accommodation

Supporting Text

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

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

4.19 The Clappers Farm landholding is approximately 2.5km from Spencers Wood and 4km from Mortimer, both of which have services and facilities including shops and schools. The nearest primary school is less than 1.5km from the site (within Wokingham Borough). The area is outside of any existing settlement and is rural in character, although there are scattered residential properties around the landholding.

Delivery and Monitoring – Policy TS3

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

Gypsy, Traveller and Travelling Showpeople Accommodation 4

Detailed Planning Considerations for Traveller Sites

4.20 To give clarity on the supporting information expected from development proposals a detailed planning considerations policy is included. This policy supplements the detailed provisions for each of the sites set out in policies TS1 [and 23](#).

Policy TS 4

Detailed Planning Considerations for Traveller Sites

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

- Provide an integrated water supply and drainage strategy in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. All sites that are not connected to the mains sewerage system will ensure there are no deleterious effects to Special Area of Conservation (SACs) and river and wetland Site of Special Scientific Interest (SSSIs); and
- Incorporate appropriate vehicle access and turning space; and
- Include appropriate landscaping proposals, retaining and incorporating key elements of landscape character into the site design; and
- Be well designed and laid out with [shelter and](#) amenity buildings which are appropriately located and constructed of sympathetic materials [suited for the purpose](#); and
- Provide a mix of residential and business use where appropriate; and
- Provide a Flood Risk Assessment in accordance with Policy CS16 of the adopted Core Strategy; and
- Demonstrate that surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS); and
- Include measures to improve accessibility by, and encourage use of, non-car transport modes. These measures should be set out in a Travel Plan for the site; and
- Identify internal walking routes and show how they will be linked to existing routes including the Public Rights of Way network. They will also take advantage of the landscape features of value within the site. Opportunities to improve external routes to services and facilities will be sought; and
- Identify measures to be provided to mitigate the impact of development on the local road network as identified by a site specific Transport Assessment or Transport Statement ; and
- Identify appropriate green space/green infrastructure in line with the Council's adopted standards as set out in Policy RL1 of the Local Plan 1991 – 2006 (Saved Policies 2007); and
- Provide necessary infrastructure to meet the needs that arise from the development as a whole, in accordance with both the most up to date Infrastructure Delivery Plan (IDP) and through conformity with the appropriate standards; and
- Provide a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute *Guidelines for Landscape and Visual Impact Assessment* 3rd ed. 2013. This will inform the development design and layout of the site and requirements for green infrastructure; and

4 Gypsy, Traveller and Travelling Showpeople Accommodation

- Provide an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected; and
- Provide appropriate mitigation to offset impact on key species and habitats through appropriate buffering, on-site mitigation and off-site compensation measures; and
- Provide a design, layout and siting plan for the development.

Supporting Text

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

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

Housing in the Countryside 5

5 Housing in the Countryside

Introduction

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

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

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

Planning Context

5.4 The countryside housing policies are set within the context of the NPPF and the adopted Core Strategy, and supported by other relevant documents such as the North Wessex Downs AONB Management Plan⁽⁴⁾.

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

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

5.7 An assessment therefore, has to be made of the sensitivity of the landscape to a particular type of change and the subsequent capacity of that area to absorb the change. For some areas, the character may be so fragile that new housing development is not acceptable even on a small scale. There may also be a rare circumstance when a particular housing scheme is considered to be essential, even though it has an adverse impact. This approach to be followed is referred to in the NPPF and the Core Strategy.

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

4 AONB Management Plan 2014 - 2019

5 Housing in the Countryside

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

Assessing the impact of development on landscape character

5.10 The term 'landscape character'⁽⁵⁾ covers the physical, visual, ecological, historical, access and recreation, cultural, economic and social issues which together make up our understanding and appreciation of external landscape surroundings. Assessing the impact of development on the character of the landscape, both within and outside the AONB, in accordance with Core strategy policy CS19, should be done through the use of Landscape Character Assessment (LCA). LCA is particularly valuable when looking at landscape sensitivity, whether that is:

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

5.11 Once the landscape sensitivity of an area is established then the capacity of that landscape to accommodate change can be established. Where ~~appropriate~~ appropriate, proposals for development should therefore, be accompanied by a Landscape and Visual Impact Assessment (LVIA) which assesses both the landscape and the visual effects of the development proposed.

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

Housing in the Countryside 5

Housing in the Countryside Policies

Policy C 1

Location of New Housing in the Countryside

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

Aldermaston	<u>Donnington</u>	Newbury
Aldermaston Wharf	East Garston	Pangbourne
Ashmore Green	East Ilsley	Peasmore
Beenham	Eastbury	Stockcross
Boxford	<u>Eddington</u>	Streatley
Bradfield	Enborne Row	Tadley/Pamber Heath
Bradfield Southend	Great Shefford	Thatcham
Brightwalton	Greenham	Theale
Brightwalton Green	Hampstead Norreys	Tidmarsh
Brimpton	Hermitage	Eastern Urban Area (Tilehurst, Calcot, Purley)
<u>Burghfield</u>	Hungerford	Upper Basildon
Burghfield Bridge	Kintbury	<u>Upper Bucklebury</u>
Burghfield Common	Lambourn	West Ilsley
Chieveley	Leckhampstead	Woolhampton
Cold Ash	Lower Basildon	<u>Wickham</u>
Compton	Mortimer	Yattendon
<u>Curridge</u>		

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

5 Housing in the Countryside

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

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

Supporting Text

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

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

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

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

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

Housing in the Countryside 5

5.16 In the countryside, development is restricted. The exceptions are covered by the remainder of the policies in this section of the DPD.

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

5 Housing in the Countryside

Policy C 2

Rural Housing Exception Policy

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

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

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

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

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

Supporting Text

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

5.19 'Rural Exception Housing', is allowed for within the terms of the NPPF as an exception to policy. The schemes are intended to be small in scale and meet an identified need established in a parish housing needs study for affordable housing for a settlement or parish (or group of villages) to which the proposal relates. Local need is restricted to meeting the needs of households that have an existing connection with the area in accordance with the Council's Housing Allocations Policy⁽⁶⁾ and are unable to access housing without publicly funded financial assistance.

5.20 The Council encourages Parish Councils to have an up-to-date Housing Needs Survey and to work closely with the District Rural Housing Enabler who is able to provide advice on funding opportunities. Rural Exceptions Housing is subject to all the normal planning considerations. In

Housing in the Countryside 5

addition, schemes should be well related to the existing settlement and care should be taken to ensure they do not result in isolated development in the countryside because of the impact on landscape character of the area and access for occupants to public transport, education and other essential facilities including for example, access to foul drainage infrastructure.

Supporting Evidence - Local Housing Needs Survey

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

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

Supporting Evidence - Viability

5.23 The Council will require a detailed submission setting out why any open market housing element is necessary, how the scale of market housing proposed supports the funding of the rural exception housing and why alternative funding mechanisms have not been used, including Parish receipts from Community Infrastructure Levy (CIL) payments. The overriding consideration is the exceptional need for local affordable housing and it must be shown that the scheme provides housing for local households in perpetuity.

5 Housing in the Countryside

Policy C 3

Design of Housing in the Countryside

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

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

Supporting Text

5.24 It is essential that new development harmonises with any distinctive local characteristics. This does not prevent proposals for outstanding examples of modern design, the overriding consideration should be the impact on the landscape and on local character in accordance with Core Strategy policies CS14 and CS19.

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

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

5.26 In assessing the development's contribution to achieving high quality and inclusive design, the Council will take account of the Quality Design - West Berkshire Supplementary Planning Documents⁽⁷⁾ and Conservation Area Appraisals which are useful references for all applicants. There are also a number of town, village and parish design statements which have been adopted by the Council which should be used to inform proposals for development in accordance with Core Strategy policy CS19. The North Wessex Down AONB Management Plan should inform proposals within the AONB.

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

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Supporting Evidence

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

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

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

5 Housing in the Countryside

Policy C 4

Conversion of Existing Redundant Buildings in the Countryside to Residential Use

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

- i. the proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration ; and
- ii. the applicant can prove the building is genuinely redundant and a change to a residential use will not result in a subsequent request for a replacement building; and
- iii. the environment is suitable for residential use and gives a satisfactory level of amenity for occupants; and
- iv. it has no adverse impact on; does not affect rural character and the creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and
- v. the conversion retains the character, fabric and historic interest of the building and uses matching materials where those materials are an essential part of the character of the building and locality; and
- vi. the impact on any protected species is assessed and measures proposed to mitigate such impacts.

Supporting Text

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

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

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

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

Housing in the Countryside 5

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

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

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

5 Housing in the Countryside

Policy C 5

Housing related to Rural Workers

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

- i. It is proven as essential to the continuing use of land and buildings for agriculture, forestry or a rural enterprise;
- ii. detailed evidence is submitted showing the relationship between the proposed housing and the existing or proposed rural enterprise and demonstrating why the housing is required for a full time worker in that location;
- iii. It is demonstrated that there are no suitable alternative dwellings available or that could be made available **in the locality in that location** to meet the need. This includes those being used as tourist or temporary accommodation or existing buildings suitable for residential conversion.
- iv. It must be shown why the housing need cannot be met by existing or proposed provision within existing settlement boundaries;
- v. The financial viability of the business is demonstrated to justify temporary or permanent accommodation;
- vi. The size, location and nature of the proposed dwelling is commensurate with the needs of the enterprise; and well related to existing farm buildings or associated dwellings;
- vii. The development has no adverse impact on the rural character and heritage assets of the area and its setting within the wider landscape. Where it affects the AONB the impact on its special qualities and natural beauty of the landscape will be the overriding consideration;
- viii. No dwelling serving or ~~closely~~ associated with the rural enterprise has **recently** been **either** sold or **changed converted** from a residential use or otherwise separated from the holding within the last 10 years. **The act of severance may override the evidence of need. of the application for a new dwelling or converted from a residential use.**

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

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

Supporting Text

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

5.38 **There are a number of existing educational and institutional establishment within the rural area of West Berkshire. Policy C5 does not apply to these uses. The policy provision for new development associated with these establishments are set out in saved policy ENV.27 of the West Berkshire District Local Plan.**

Housing in the Countryside 5

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

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

5.41 The District is known for its links with the equestrian and racehorse industry, with Newbury Racecourse located on the edge of Newbury. The racehorse breeding and training industry is a particularly important part of the local rural economy, with the Lambourn area a nationally important location. This type of development is covered in Core Strategy Policy CS12. The Council wishes to retain and support the expansion of this industry and its related specialist breeding and veterinary facilities and in accordance with Policy CS12 will support the provision of new residential accommodation where it is shown to be essential.

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

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

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

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

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

5 Housing in the Countryside

Policy C 6

Extension of Existing Dwellings within the Countryside

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

- i. the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and
- ii. it has no adverse impact on the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
- iii. the use of materials is appropriate within the local architectural context; and
- iv. there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.

Supporting Text

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

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

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

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

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

Housing in the Countryside 5

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

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

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

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

5 Housing in the Countryside

Policy C 7

Replacement of existing dwellings

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

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

Supporting Text

5.56 Only proposals involving the replacement of existing permanent dwellings will be permitted under Policy C7. The policy should not be used to establish a permanent residential use on a site where a property is derelict.

5.57 There is evidence within the AONB of small rural properties being purchased, then demolished and replaced with substantial new houses that are alien to the local context and the special qualities and natural beauty of the landscape of the AONB. Such development neither enhances nor conserves the character of the AONB and will be resisted.

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

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

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

Housing in the Countryside 5

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

5 Housing in the Countryside

Policy C 8

Extension of Residential Curtilages

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

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

Supporting Text

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

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

Delivery and Monitoring - Countryside Policies

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

Parking Standards for New Residential Development 6

6 Parking Standards for New Residential Development

Policy P 1

Residential Parking for New Development

- i. The layout and design of parking spaces should follow the parking design guidance from the Building for Life Partnership, 2012 (as set out in Appendix 2) and principles contained in Manual for Streets⁽⁸⁾ in order that good quality homes and neighbourhoods are created. Where possible, rear parking courts should be avoided.
- ii. The following levels of parking (as a minimum) should be provided for residential development within the curtilage of the dwellings and / or within formal parking areas. Zones 1, and 2, and the Eastern Urban Area (EUA) zone are detailed on the accompanying maps (as set out in Appendix 2) and Zone 3 covers all other parts of the District.

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

- iii. There may be exceptional circumstances where there is a case for providing parking that does not accord with the above levels. These cases will be considered on an individual basis. Where flats and houses are built with bedrooms in excess of the thresholds given in the table above, these will be assessed on an individual basis.
- iv. Garages will not be counted as a parking space for the purposes of meeting the required levels of parking set out in this policy. Well designed car ports will be accepted as a parking space.
- v. ~~When calculating the full allocation of parking for a development, numbers should be rounded up for each dwelling type and threshold.~~
- vi. Residential development resulting in an intensification of dwellings within an existing Residential Parking Zone will need to accommodate its parking needs within its site. The residents of the new development will not be eligible for a residents' parking permit under the Residents' Parking Scheme⁽⁹⁾.
- vii. The above levels of parking are required irrespective of whether a travel plan is submitted for a given development. A residential travel plan will normally be required where 50 or more dwellings are proposed in Zones 1 and 2 and in the ~~two~~ Eastern Urban Area Zones, and where 80 or more dwellings are proposed in Zone 3. Residential developments of 10 or more dwellings will be expected to provide new residents with a travel information pack

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

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

6 Parking Standards for New Residential Development

containing relevant information to inform residents of their travel choices and encourage sustainable travel.

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

Supporting Text

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

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

Zone	Description	Area
Zone 1	Core Town Centres plus 5 minute walking zone	Newbury, Thatcham, Hungerford, Pangbourne and Theale town centres
Zone 2	Communities with core town centre zones, with 500m buffer outside adopted settlement boundary ⁽¹⁰⁾	Newbury, Thatcham, Hungerford, Pangbourne and Theale - outside zone 1 to adopted settlement boundary, plus 500m buffer
Zone 3	Remainder of the District	All areas of the District not within shown zones 1,2 and EUA zone
EUA Zone	Entirety of the Eastern Urban Area with a 500m buffer outside adopted settlement boundary	Calcot, Purley-on-Thames, Tilehurst

6.3 Where parking courts are implemented, they should be overlooked by the front of a property, or the habitable rooms of multiple dwellings, and located in close proximity to the main access of these dwellings. Visitors and residents should pass through or besides such parking areas when accessing dwellings, without any intervening structure or planting over 1 metre high obscuring the view of the parking area. In these parking areas, all spaces should be marked with lines and residential spaces are distinguished separately from visitor and unallocated parking. This approach should also apply to flats and apartments.

¹⁰ The buffer uses the current adopted settlement boundary, where changes are made to the settlement boundary and subsequently adopted these will be reflected in zone and buffer map outlines.

Parking Standards for New Residential Development 6

Delivery and Monitoring - Policy P1

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

7 Monitoring and Delivery

7 Monitoring and Delivery

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

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

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

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

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

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

Monitoring and Delivery 7

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

Policies TS1 - 3-4: Site Allocations for Gypsies, Travellers and Travelling Showpeople			
Linked Core Strategy Objectives - 3: Housing Needs			
Outcome	Delivery Indicators	Target	Data Source
Development of sites for Gypsies, Travellers and Travelling Showpeople	Number of pitches / plots supplied	Delivery to meet identified need for 17 permanent pitches for Gypsies and Travellers and 24 plots for Travelling Showpeople	In house monitoring

Policy C1: Location of New Housing in the Countryside			
Linked Core Strategy Objectives - 2: Housing Growth; 9: Heritage			
Outcome	Delivery Indicators	Target	Data Source
Housing focused in identified settlements with settlement boundary	Percentage of completed residential development inside settlement boundaries	No target	In house monitoring

7 Monitoring and Delivery

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

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

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

Monitoring and Delivery 7

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

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

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

1 Housing Delivery and Trajectory

Appendix 1: Housing Delivery and Trajectory

Housing Land Supply Position at March ~~2015-2016~~

Net Completions April 2006 - March 2015-2016	4,387 5,012
Planning Permissions + 1,000 units allocated at Sandford Park	3,982 3,920
Identified sites including those identified through prior approval process	449 442
Windfall allowance (to 2026 in AONB and to 2021 in remainder of District)	564 284
Proposed Allocations	1,575 -1,605 1,640 - 1,720
TOTAL	10,957 - 10,987 11,278 - 11,358

The trajectory demonstrates how the housing requirement set out in the Core Strategy can be met. It shows how the sites identified in the Housing Site Allocations DPD would assist in delivering the housing to meet the Core Strategy requirement, and contribute to the housing needs of the District in the short to medium term, and to meet the early part of the objectively assessed need (OAN) assessed in the 2015 Berkshire SHMA. The trajectory is indicative in that additional work on phasing will be carried out as part of the update of the Five Year Housing Land Supply. The trajectory and is also a snapshot in time. It represents the position at the date that the DPD was examined. The trajectory is updated annually as part of the annual monitoring process and reported in the Annual Monitoring Report (AMR).

The trajectory assumes that the Housing Site Allocations DPD sites will be delivered between 2017 and 2026 with the majority developed in the period from 2017/18 to 2022/23. Those sites identified as developable later in the plan period, together with the Pirbright Institute Site in Compton, are phased from 2021/22 to 2025/26.

Summary of Allocated Residential Sites

Site Reference	Site	Policy No.	Number of Dwellings
NEW012	Land north of Newbury College, Monks Lane, Newbury	HSA1	15
NEW042	Land at Bath Road, Speen, Newbury	HSA2	100
NEW045	Coley Farm, Stoney Lane, Ashmore Green, Newbury	HSA3	75
NEW047(B)	Land of Greenham Road and New Road, South East Newbury	HSA4	30 (<u>later in plan period</u>)
NEW047(C)	Land of Greenham Road and New Road, South East Newbury	HSA4	65 (<u>later in plan period</u>)

Housing Delivery and Trajectory 1

Site Reference	Site	Policy No.	Number of Dwellings
NEW047(D)	Land of Greenham Road and New Road, South East Newbury	HSA4	140 -160
THA025	Land at Lower Way, Thatcham	HSA5	85
COL002	Land at Poplar Farm, Cold Ash	HSA6	10 - 20
COL006	St Gabriel's Farm, The Ridge, Cold Ash	HSA7	5
BUR002, 002A, 004	Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common	HSA17	60
BUR015	Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	HSA16	100
Mortimer	WBC will require Mortimer NDP to allocate approx. 110 dwellings in Mortimer	n/a	110
WOOL006	Land north of A4, Woolhampton	HSA18	30
EUA003	Stonehams Farm, Long Lane, Tilehurst	HSA9	15
EUA008	Stonehams Farm, Long Lane, Tilehurst	HSA10	60
EUA025	Land adjacent to Junction 12 of M4, Bath Road, Calcot	HSA12	100 150 (later in plan period)
EUA026	Land adjacent to Bath Road and Dorking Way, Calcot	HSA13	35 (later in plan period)
EUA031	Land to the east of Sulham Hill, Tilehurst	HSA8	35
EUA035	72 Purley Rise, Purley-on-Thames	HSA11	35
THE003	North Lakeside, Theale	HSA14	15
THE009	Field between A340 and The Green, Theale	HSA15	70 100
BRS004	Land off Stretton Close	HSA23	10
COM004	Pirbright Institute Site, High Street, Compton	HSA24	140
HER001	Land off Charlotte Close, Hermitage	HSA25	15
HER004	Land to the south east of The Old Farmhouse, Hermitage	HSA26	10
HUN007	Land east of Salisbury Road, Hungerford	HSA19	100
KIN006/007	Land to the east of Layland's Green, Kintbury	HSA27	10
LAM005	Land adjoining Lynch Lane, Lambourn	HSA20	60
LAM015	Land at Newbury Road, Lambourn	HSA21	5

1 Housing Delivery and Trajectory

Site Reference	Site	Policy No.	Number of Dwellings
PAN002	Land north of Pangbourne Hill and west of River View Road, Pangbourne	HSA22	35

Housing Delivery and Trajectory 1

The figures in the trajectory have included a 10% discount for those sites with planning permission or identified through the prior approval process, where development had not commenced at March 2015-2016. The windfall allowance is applied up to 2020/21 for the whole District and only in the AONB in the last years of the plan period.

~~The trajectory shows that the Core Strategy target is met over the plan period and that the DPD allocations will help meet the OAN up to 2022/23.~~ There is flexibility in these numbers: there will be additional windfall and further identified sites which will enter the supply and the re-drawing of settlement boundaries will enable some additional smaller sites to come forward for development. The Council will be preparing the new Local Plan, with a new housing requirement, following work with our neighbouring authorities on how best to meet the objectively assessed needs identified in the SHMA taking account of the planning constraints that apply. This new Local Plan will cover the period up to 2036 and will need to consider allocating new sites and to look again at the proposed housing distribution. and allocate new sites which will deliver in the later stages of the current plan period.

1 Housing Delivery and Trajectory

Housing Site Allocations Indicative Trajectory 2006 - 2026

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past Completions - Allocated Sites	390	296	50	7	0	0	0	127	140											
Past Completions - Unallocated Sites	674	447	478	239	162	552	930	956												
Gore Strategy Strategic Sites										183	120	253	360	360	215	215	190	154	100	100
Sites with permission										268	281	397	293	294	117					
Identified sites including those identified through prior approval										70	94	49	127	100						
Windfall allowance										9	42	70	88	99	100	91	91	91	91	91
HSA DPD Allocations												200	200	200	200	275	275	75	75	75
Total Past Completions	1064	693	528	246	162	552	457	496												
Total Projected Completions									530	537	537	969	1068	993	632	521	486	268	206	206
Cumulative Completions	1064	1747	2275	2521	2682	3434	3991	4387	4917	4917	5454	6423	7491	8484	9116	9637	10123	10383	10589	10795
Monitoring against the Core Strategy Target																				
Plan - Strategic Allocation (annualised)	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Plan - Cumulative Allocation	525	1050	1575	2100	2625	3150	3675	4200	4725	5250	5775	6300	6825	7350	7875	8400	8925	9450	9975	10500
Monitor - No Dwellings above or below cumulative allocation	539	697	700	421	95	-268	-241	-309	-338	-33	-321	123	666	1134	1241	1237	1198	933	614	295
Manage - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	551	556	558	561	510	430	336	277	216	126	59	-99
Monitoring against the Objectively Assessed Need																				
Plan - Strategic Allocation (annualised)	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Plan - Cumulative Allocation	525	1050	1575	2100	2625	3150	3675	4199	4764	5429	6094	6759	7428	8089	8754	9419	10084	10749	11414	12079
Monitor - No Dwellings above or below cumulative allocation	539	697	700	421	95	-68	-241	-298	-377	-512	-640	-336	63	395	362	219	99	-366	-825	-1284

Housing Delivery and Trajectory 1

	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Manage – Annual requirement taking account of past/projected completions	525	590	574	577	597	624	657	665	662	699	716	736	767	655	599	593	611	652	848	1490

1 Housing Delivery and Trajectory

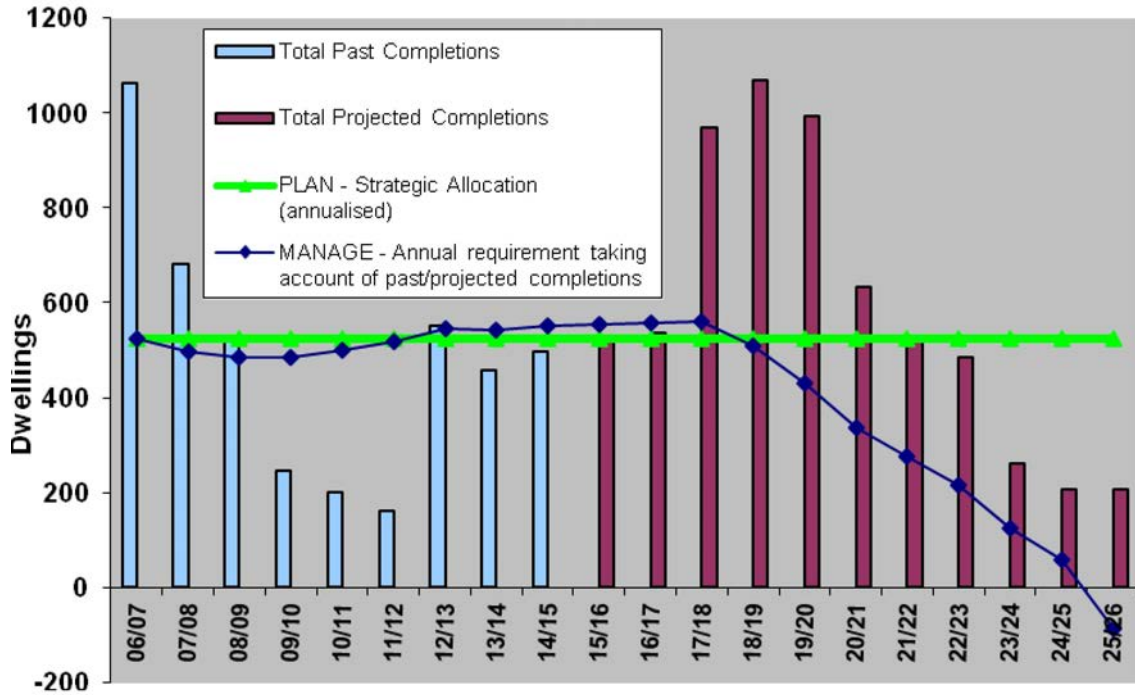
	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past Completions - Allocated Sites	390	236	50	7	0	0	0	127	140	183										
Past Completions - Unallocated Sites	674	447	478	239	199	162	552	330	356	442										
Core Strategy Strategic Sites										83	298	375	327	342	209	110	110	110	110	110
Sites with permission										313	162	295	403	215	91	65				
Identified sites including those identified through prior approval										62	105	107	114	217						
Windfall allowance										8	39	65	80	92						
HSA DPD Allocations											110	469	501	120	100	100	100	100	75	75
Total Past Completions	1064	683	528	246	199	162	552	457	496	625										
Total Projected Completions											466	714	1311	1425	986	400	300	275	185	185
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5478	6192	7503	8928	9914	10314	10614	10889	11074	11259
Monitoring against the Core Strategy Target																				
Plan - Strategic Allocation (annualised)	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
Plan Cumulative Allocation	525	1050	1575	2100	2625	3150	3675	4200	4725	5250	5775	6300	6825	7350	7875	8400	8925	9450	9975	10500
Monitor - No. Dwellings above or below cumulative allocation	539	697	700	421	95	-268	-241	-309	-338	-238	-297	-108	678	1578	2039	1914	1689	1439	1099	759
Manage - Annual requirement taking account	525	497	486	484	499	519	544	544	551	556	549	558	539	428	262	117	47	-38	-195	-574

Housing Delivery and Trajectory 1

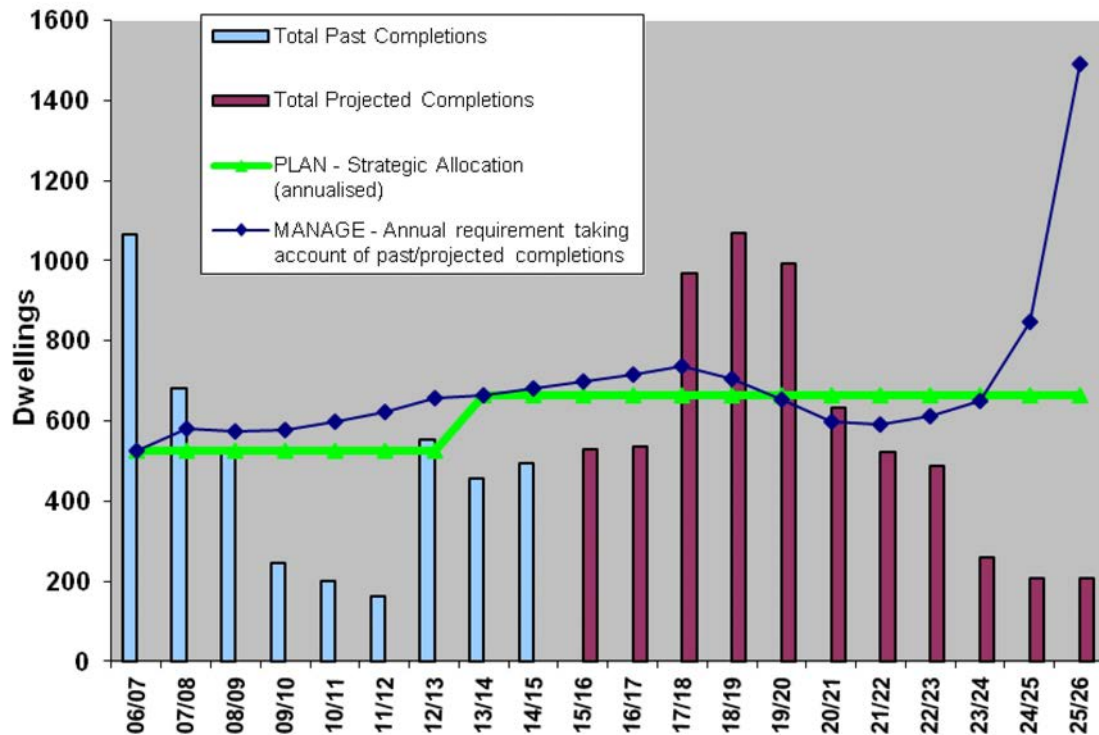
of past/projected completions	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	

1 Housing Delivery and Trajectory

TO BE DELETED: Housing Site Allocations Indicative Trajectory - Monitoring against Core Strategy Requirement

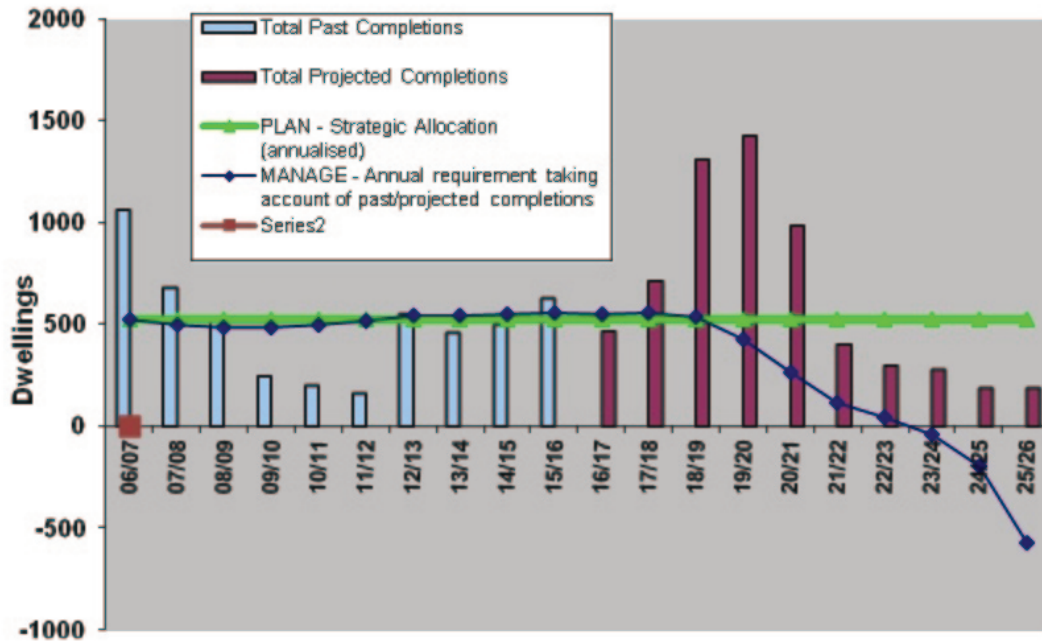


TO BE DELETED: Housing Site Allocations Indicative Trajectory - Monitoring against the Objectively Assessed Need



Housing Delivery and Trajectory 1

UPDATED GRAPH: Housing Site Allocations Indicative Trajectory - Monitoring Against Core Strategy Requirement



2 Parking Design Guidance and Maps showing Parking Zones

Appendix 2: Parking Design Guidance and Maps showing Parking Zones

Parking design guidance from Building for Life Partnership (2012)⁽¹¹⁾

Recommended Approach to Parking

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

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

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

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

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

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

Parking Designs to be Avoided

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

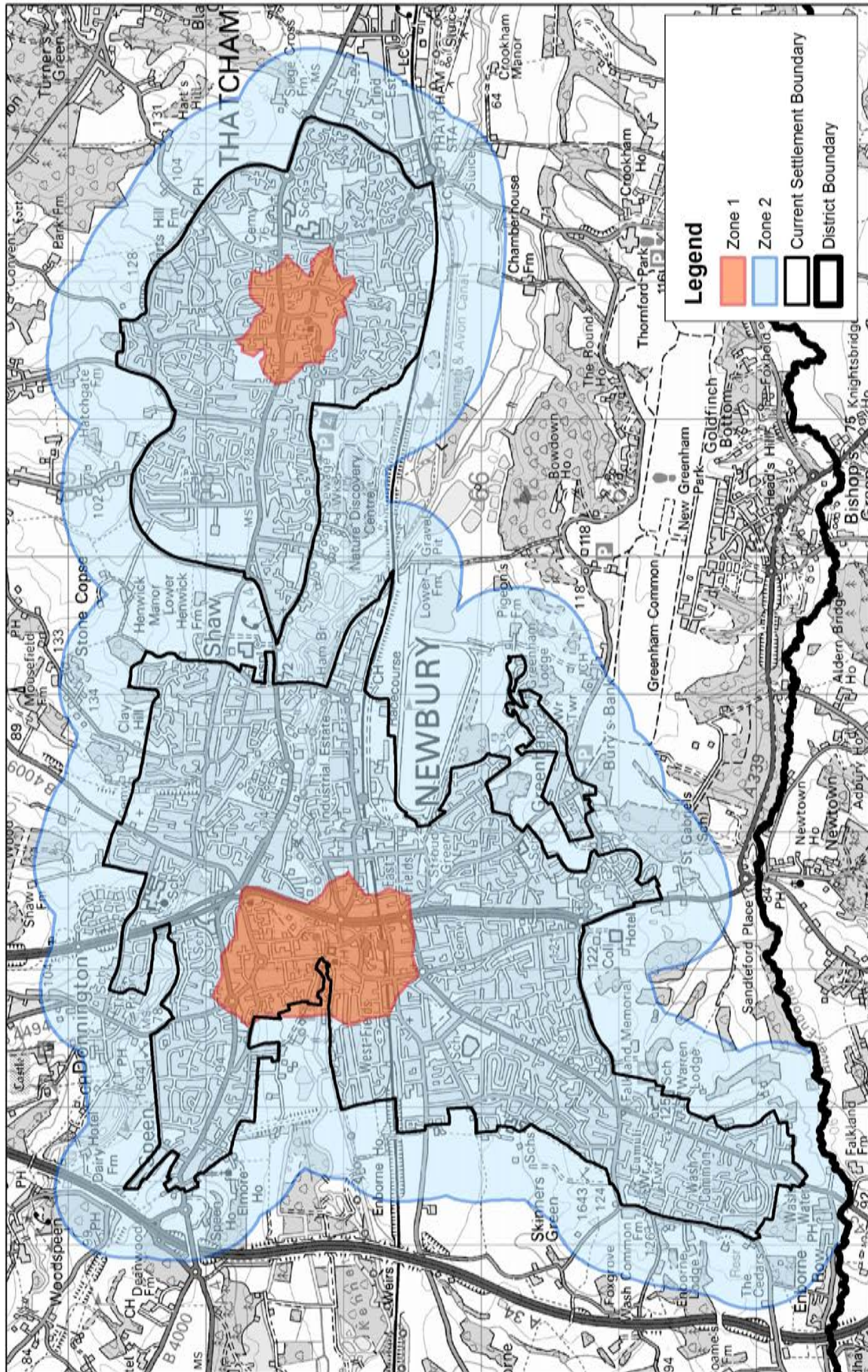
Large rear parking courts should be avoided as they provide opportunities for thieves, vandals and those who should not be parking there.

Parking that is not over looked should also be avoided.

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

Parking Design Guidance and Maps showing Parking Zones 2

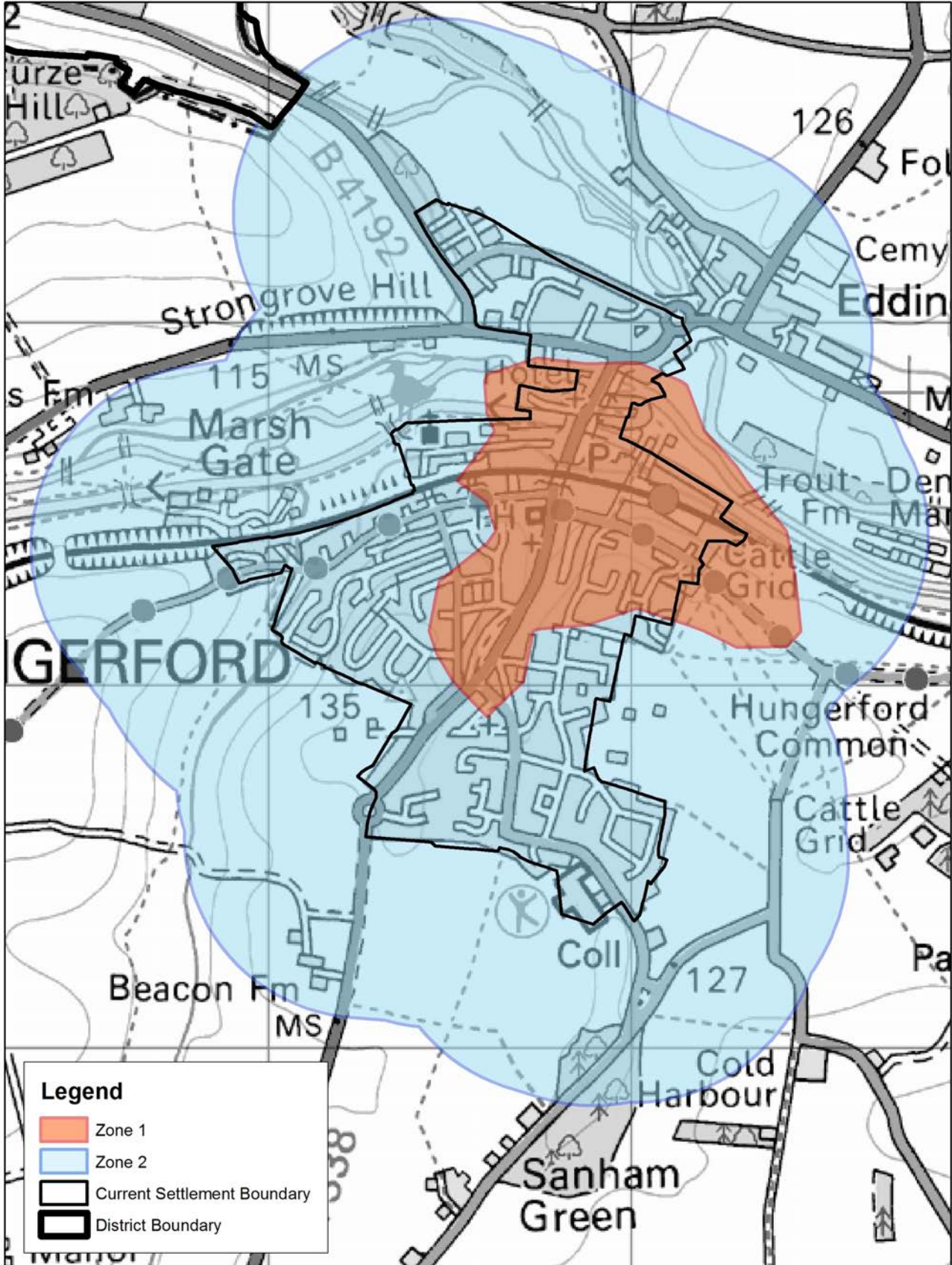
Residential Parking Zones - Newbury and Thatcham



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2 Parking Design Guidance and Maps showing Parking Zones

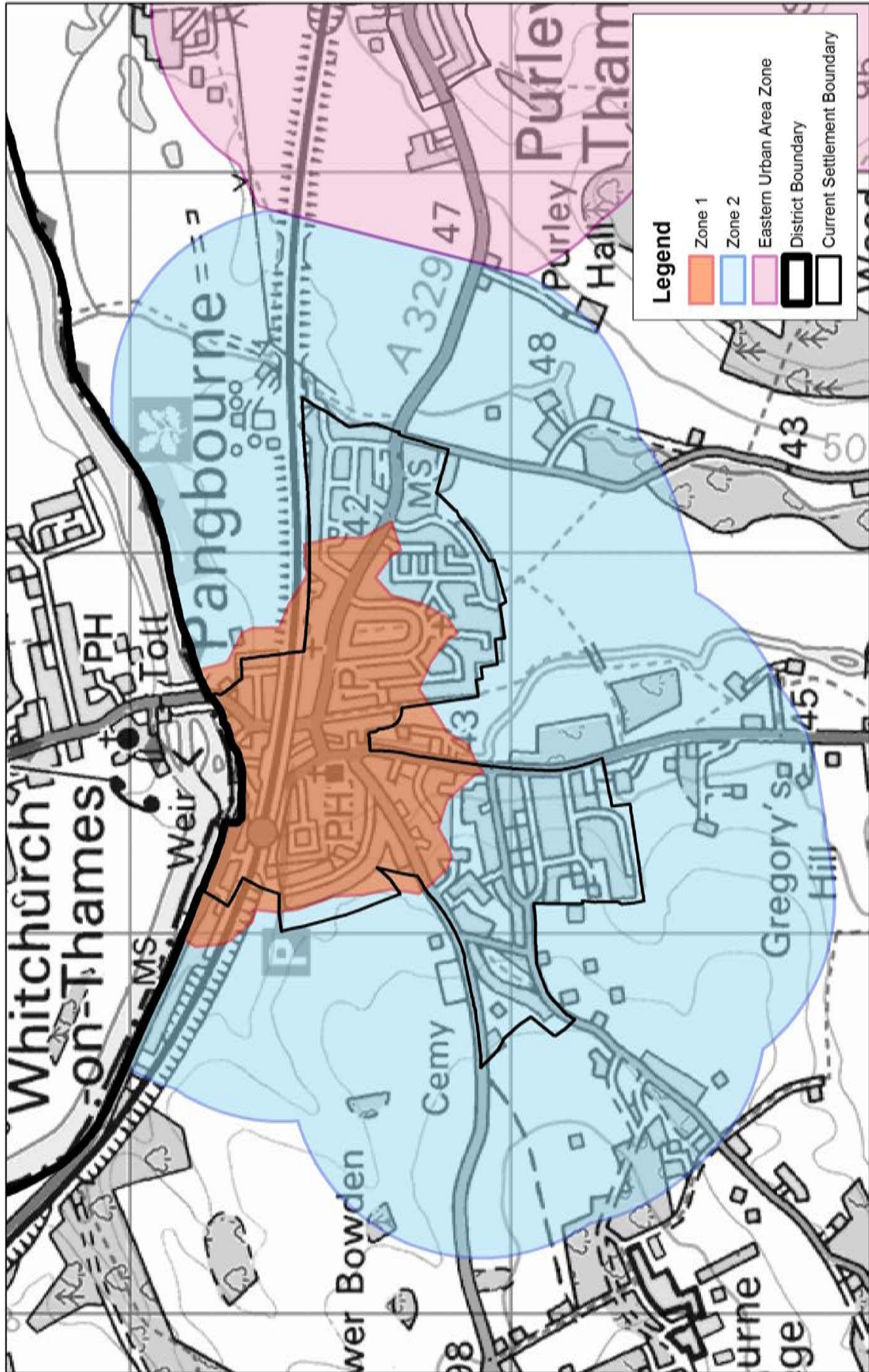
Residential Parking Zones - Hungerford



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Parking Design Guidance and Maps showing Parking Zones 2

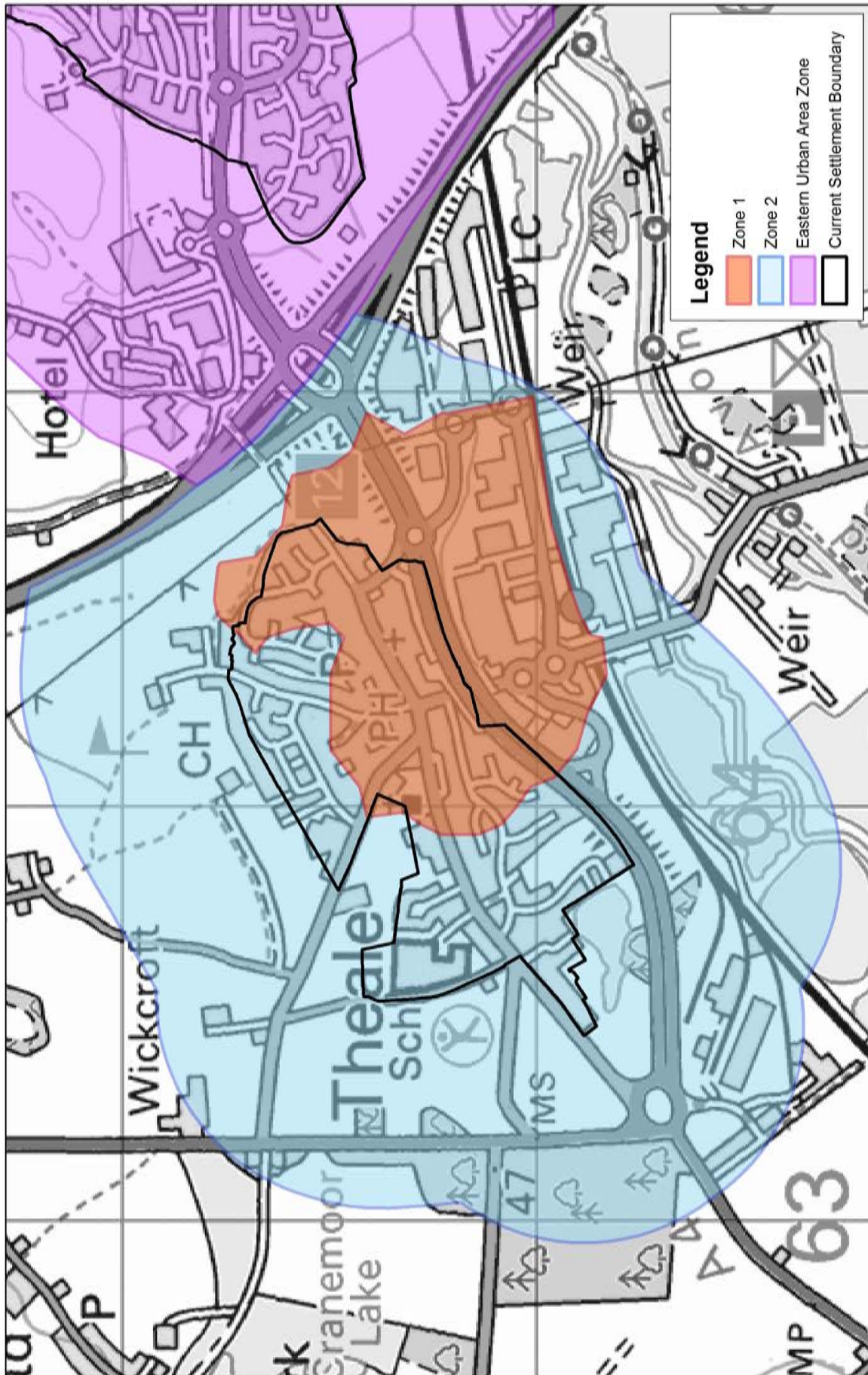
Residential Parking Zones - Pangbourne



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2 Parking Design Guidance and Maps showing Parking Zones

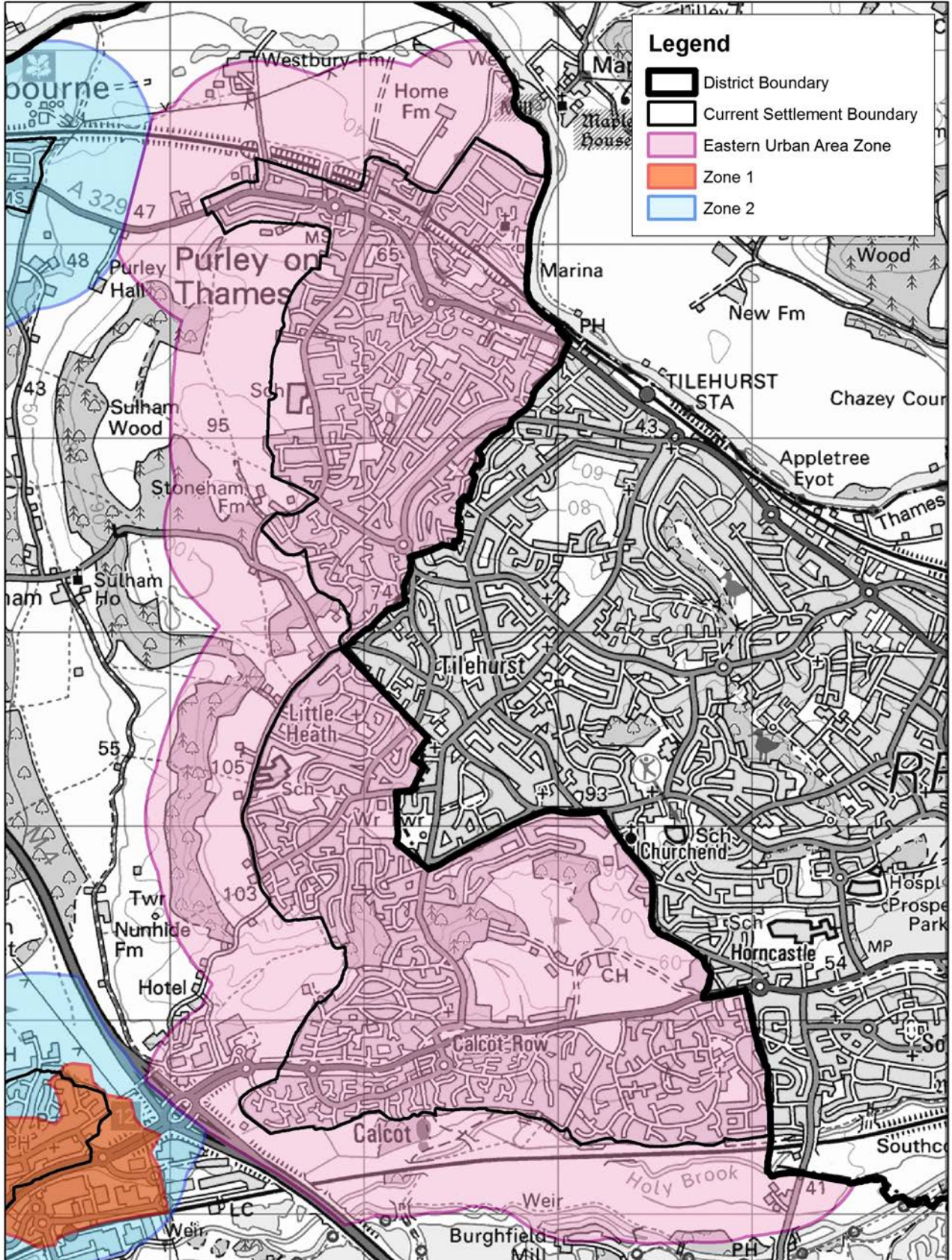
Residential Parking Zones - Theale



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Parking Design Guidance and Maps showing Parking Zones 2

Residential Parking Zones - Eastern Urban Area (Calcot, Tilehurst and Purley-on-Thames)



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3 Saved Local Plan policies replaced by the Housing Site Allocations DPD

Appendix 3: Saved Local Plan policies replaced by the Housing Site Allocations DPD

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

Housing Site Allocations DPD Policy	Superseded West Berkshire District Local Plan Policy
Policy C1 Location of New Housing in the Countryside	HSG.1; ENV.20
Policy C2 Rural Exceptions Policy	HSG.11
Policy C3 Design of Housing in the Countryside	
Policy C4 Conversion of Existing Redundant Buildings in the Countryside to Residential Use	
Policy C5 Housing related to Rural Workers	HSG.3
Policy C6 Extension of Existing Dwellings within the Countryside	ENV.24
Policy C7 Replacement of Existing Dwellings	ENV.23
Policy C8 Extension of Residential Curtilages	ENV.22

Glossary 4

Appendix 4: Glossary

Term	Acronym	Explanation
Above Ordnance Datum	AOD	Above sea level.
Adoption		Formal approval by the Council of a DPD whereupon it achieves its full weight.
Affordable Housing		<p>Affordable housing is defined in the National Planning Policy Framework (NPPF) as:</p> <p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing may not be considered as affordable housing for planning purposes.</p>

4 Glossary

Term	Acronym	Explanation
		The Council uses the above definition of affordable housing and defines the term affordable as accommodation which is available at a price or rent which is not more than 30% of a household's net income. Affordable housing is normally and preferably provided on-site and through Housing Associations (Registered Providers; RP). Affordable housing can sometimes be provided on sites owned by the Housing Associations, but more often the provision comes through obligations placed on developments by the planning system.
Ancient woodland		An area that has been wooded continuously since at least 1600AD.
Annual Monitoring Report	AMR	Annual statement monitoring progress on the Local Plan and on the implementation of policies. Also known as Authority Monitoring Report.
Area of Outstanding Natural Beauty	AONB	A national designation to conserve and enhance the natural beauty of the landscape. The North Wessex Downs AONB covers 74% of West Berkshire.
Atomic Weapons Establishment	AWE	
Biodiversity Opportunity Area	BOA	An area where biodiversity improvements are likely to have the most beneficial results at a strategic scale.
Brownfield land		See 'Previously Developed Land'.
Community Infrastructure Levy	CIL	A levy charged on most new development within the local authority area. The money is used to pay for new infrastructure as a result of the new development.
Conservation Area		Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment.
Conservation Area Appraisal		A study to determine whether an area is of sufficient quality to justify designation as a Conservation Area.
Core Strategy		The overarching DPD in the Local Plan which sets out the overall spatial planning policies and objectives for an area.
Council		In this context, the local planning authority; in this case West Berkshire Council. References to full Council are to the meeting of all elected members which is the Council's supreme decision making body.
Curtilage		The area of land around a property, eg. gardens, grounds.

Glossary 4

Term	Acronym	Explanation
Daily Vehicle Movements		The number of individual vehicle trips in and out of a site over the course of a day.
Density		A measurement of how intensively land is occupied by built development.
<u>Developable area</u>		<p><u>The site area in the policy relates to the developable, or gross area, shown in blue on the accompanying indicative site plan.</u></p> <p><u>For some sites, the developable area shown on the plan is smaller than the site area shown by the red line. This is to take account of physical or landscape issues which limit development of the whole site. Areas of land unsuitable for development, such as wooded areas, flood zones or those areas deemed unacceptable for development in landscape terms have been excluded from the developable area.</u></p> <p><u>For the purposes of calculating the approximate number of dwellings an adjustment has been made to allow for any landscape buffers, main access roads, open space and any other infrastructure or community provision. Densities have then been applied to the “net” area. No adjustment has been made for small sites of under 0.4 hectares. For sites of greater than 0.4 hectares but less than 2 hectares it has been assumed that the net area is 80% of the gross area and for sites of over 2 hectares, 70%. For most sites an average density of 30 dwellings per hectare has been assumed, with a lower density of 20 dwellings per hectare in the AONB.</u></p> <p><u>In some cases, where LCA/LSA has specified the need for a landscape buffer, the net area has been taken to be the same as the gross or developable area. Where this is the case the detailed requirements for the open space/landscape buffer are set out in the site policy.</u></p> <p><u>The net area achieved will depend on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and specific site characteristics. Final densities will depend on the housing type and mix. Approximate numbers are therefore given in the site policies to enable some flexibility at the more detailed design stage.</u></p>

4 Glossary

Term	Acronym	Explanation
Development Plan		<p>The development plan sets out the policies and proposals for the development, conservation and use of land in a local planning authority's area. The development plan consists of adopted Local Plans (i.e. Development Plan Documents) and NDPs.</p> <p>The Development Plan for West Berkshire is currently made up of the following documents:</p> <ul style="list-style-type: none"> • Core Strategy DPD • West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) • Replacement Minerals Local Plan for Berkshire (Saved Policies) • Waste Local Plan for Berkshire (Saved Policies) • The South East Plan (May 2009), only insofar as Policy NRM6 applies
Development Plan Document	DPD	A statutory document which is the primary consideration in determining planning applications. It is required to undergo public testing (inquiry or examination before an independent inspector or panel).
Duty to Cooperate	DtC	Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing DPDs in order to address strategic planning issues relevant to their areas. The Duty requires that councils engage constructively, actively and on an ongoing basis to develop strategic policies and adopt joint approaches to plan making. Paragraph 156 of the NPPF sets out the strategic issues where co-operation might be appropriate.
Evidence Base		Background information on the District, including its needs and predictions of what might be needed in the future.
Examination		In this context the forum at which an independent inspector considers the soundness and legal compliance of a development plan document.
Extended phase 1 habitat survey		As a Phase 1 habitat survey (see definition below), but also considers species.
Five Year Housing Land Supply		This is a requirement set out in paragraph 47 of the NPPF for Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of between 5-20% where appropriate (moved forward from later in the plan period) to ensure choice and competition in the market for land.

Glossary 4

Term	Acronym	Explanation
Flood areas (as defined by the Environment Agency):		<ul style="list-style-type: none"> • Flood Zone 2: comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year. • Flood Zone 3a: comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of sea flooding (>0.5%) in any year. • Functional flood plan (3b): defined as land where water has to flow or be stored in times of flood. • Any other land is classed as Flood Zone 1; land at no appreciable risk of flooding from rivers or tidal flooding.
Flood Risk Assessment	FRA	An assessment identifying the risk of flooding, particularly in relation to residential, commercial and industrial land use.
Flood types		<ul style="list-style-type: none"> • River flooding: River flooding happens when a river or stream cannot cope with the water draining into it from the surrounding land - for example, when heavy rain falls on the ground that is already waterlogged. • Surface water flooding: This occurs when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. • Sewer flooding: This occurs when sewers are overwhelmed by heavy rainfall or when they become blocked. • Groundwater flooding: This occurs when levels of water in the ground rise above the surface. It can affect property and structures above and below the ground.
Greenfield land		Land which does not fall within the definition of previously developed land.
Green Infrastructure	GI	A network of multi-functional green space, both new and existing, both rural and urban, which supports natural and ecological processes and which is integral to the health and quality of sustainable communities.
Gypsies, Travellers and Travelling Showpeople		<p>Annex 1 of the Government’s ‘Planning Policy for Traveller sites’ (PPTS, August 2015) defines, Gypsies and Travellers for the purposes of planning policy as:</p> <p><i>"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."</i></p>

4 Glossary

Term	Acronym	Explanation
		<p>In determining whether persons are “Gypsies and Travellers”, for the purposes of planning policy, Annex 1 (of the PPTS) identifies that consideration should be given to the following:</p> <ul style="list-style-type: none"> a) whether they previously led a nomadic habit of life b) the reasons for ceasing their nomadic habit of life c) whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances. <p>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p> <p><i>"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above."</i></p>
Gypsy and Traveller Accommodation Assessment	GTAA	Government guidance requires local planning authorities to assess need and use a robust evidence base to inform the preparation of local plans. The GTAA establishes the future need for Gypsy and Traveller site provision, along with the provision of plots for Travelling Showpeople within West Berkshire.
Habitats Regulations Assessment	HRA	<p>An assessment of the potential effects of a land-use plan against the conservation objectives of any European sites designated for their importance to nature conservation. These sites form a system of internationally important sites throughout Europe, and are known collectively as the ‘Natura 2000 network’.</p> <p>The first stage in the HRA process is a screening for potential impacts on European sites. If there is a probability or a risk that there will be significant effects on site integrity, alone, or in-combination with other relevant plans or projects, (having regard to the site’s conservation objectives) then the plan or project must be subject to an Appropriate Assessment of its implications on the site.</p>
Housing Trajectory		Diagram or table showing housing delivery and expected trends of development.
Housing Market Area	HMA	A housing market area is a geographical area defined by household demand and preferences, reflecting the key functional linkages between places where people live and work.

Glossary 4

Term	Acronym	Explanation
Infrastructure Delivery Plan	IDP	A document which identifies future infrastructure and service needs for the District over the Core Strategy Plan period.
Inset map		Specific section of a Policies Map.
Landscape Capacity Assessment	LCA	The ability of a landscape to accommodate different amounts of change or development of a specific type.
Landscape Character Assessment		An assessment to develop a consistent and comprehensive understanding of the character of the landscape.
<u>Landscape Buffer</u>		<p><u>The area shown as a landscape buffer on the indicative site plan which accompanies each site policy should be regarded as an area where all build development is excluded. The size of each of the buffers has been assessed as appropriate for that particular location in order to mitigate the impact of new development. Landscape buffers are designed to meet a number of purposes which will vary form site to site. Further details are set out in the relevant Landscape Sensitivity/Capacity Assessments (LSA/LCA) but in general these are to:</u></p> <ul style="list-style-type: none"> • <u>Integrate the development into the surrounding landscape pattern</u> • <u>Protect existing landscape features and sensitive landscapes such as the AONB or built environments such as Conservation Areas</u> • <u>Contain the development or limit it to a certain area (such as below a particular contour) or relate it to the existing settlement pattern</u> • <u>Provide informal open space to serve the development</u> • <u>Respond to the local open space pattern</u> • <u>Screen the housing to limit visual intrusion or soften the urban edge</u> • <u>Provide new landscape features to enhance the local landscape as a landscape benefit of the development</u> • <u>Protect the landscape character of gateways to the settlement</u> • <u>Act as an acoustic buffer</u> • <u>Conserve and enhance biodiversity</u> <p><u>Where appropriate, the following features are considered suitable in a landscape buffer:</u></p> <ul style="list-style-type: none"> • <u>Woodland</u> • <u>Tree belts and tree groups</u> • <u>Hedgerows and hedgerow trees</u> • <u>Grassland and meadow</u> • <u>Wetland and SuDS</u>

4 Glossary

Term	Acronym	Explanation
		<ul style="list-style-type: none"> • <u>Informal open space with footpaths, picnic areas</u> • <u>Agricultural use, particularly pasture</u> • <u>Orchards and foraging area</u> • <u>Village greens</u> <p><u>The following would not normally be included in order to avoid urbanisation of the buffer but may be acceptable in some locations if specified in the DPD or LSA/LCA:</u></p> <ul style="list-style-type: none"> • <u>Private gardens</u> • <u>Allotments</u> • <u>Play equipment</u> • <u>Community buildings</u> • <u>Sports facilities and other formal recreational facilities</u> • <u>Road access to the adjoining housing allocation provided it is in keeping with the character of the receiving landscape. Lighting is unlikely to be acceptable.</u> <p><u>Where buffers lie on the outer edge of a site next to open countryside they are shown outside of the proposed settlement boundary and are considered to be part of the open countryside not the development area. This approach accords with the Council's criteria for the review of settlement boundaries.</u></p>
Landscape Sensitivity Assessment	LSA	The degree to which the character and qualities of the landscape are affected by specific types of development and land-use change. Sensitivity depends upon the type, nature and magnitude of the proposed change as well as the characteristics of the landscape.
Landscape and Visual Impact Assessment	LVIA	An assessment of both the landscape and the visual effects of a proposed development undertaken in accordance with the Landscape Institute <i>Guidelines for Landscape and Visual Impact Assessment</i> 3 rd ed. 2013.
Legal compliance		Before a Development Plan Document can be adopted it must be found to be 'legally compliant'. This means that the Council must have complied with all the legal requirements, set out in legislation, necessary to prepare and adopt a Development Plan Document.
Listed building		A building or structure of special <i>historical and/or architectural interest</i> considered worthy of special protection and included and described in the statutory List of such buildings published by English Heritage.
Local Development Scheme	LDS	A public statement of the Council's programme for the production of development plan documents.

Glossary 4

Term	Acronym	Explanation
Local Enterprise Partnership	LEP	Voluntary partnerships between local authorities and businesses set up in 2011 by the Government to help determine local economic priorities and lead economic growth and job creation within the local area. They replaced the Regional Development Agencies. West Berkshire is covered by the Thames Valley Berkshire LEP
Local Plan	LP	<p>The Local Plan is part of the overall Development Plan for West Berkshire, setting out local planning policies. It comprises a portfolio of DPDs that provides the framework for delivering the spatial strategy for the area.</p> <p>The Local Plan currently comprises the Core Strategy DPD. It will also include the Housing Site Allocations DPD and West Berkshire Minerals and Waste Local Plan when adopted.</p>
Local Planning Authority	LPA	The public authority whose duty it is to carry out specific planning functions for a particular area. Locally this is West Berkshire Council.
Local Wildlife Site	LWS	Defined areas identified and selected locally for their nature conservation value.
<u>Masterplan</u>		<p><u>A Masterplan provides design guidance for areas that are likely to undergo some form of development. They should be:</u></p> <ul style="list-style-type: none"> • <u>Visionary, raising aspirations for an area.</u> • <u>Deliverable, taking into account likely constraints and implementation timescales.</u> • <u>Integrated into the land use planning system.</u> • <u>Flexible, allowing for changing circumstances and new opportunities.</u> • <u>Inclusive, being prepared with participation from local communities, and</u> • <u>Adaptable, allowing for existing areas to be thought of differently.</u> <p><u>The scope of a Masterplan should be proportionate to the scale of development.</u></p>
Material consideration		Factors which will be taken into account when reaching a decision on a planning application or appeal. Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on planning applications 'must be made in accordance with the [development] plan unless other material considerations indicate otherwise'. Material considerations include issues regarding traffic, wildlife, economic impacts and the historical interest of the area (this list is not exhaustive). Issues such as the loss of a view or the impact on property values are not material to planning decisions.

4 Glossary

Term	Acronym	Explanation
Monitoring		A check of the effectiveness of policies.
National Planning Policy Framework	NPPF	A simplified set of national policies published by the Government in March 2012 that replaces the government guidance formerly contained in Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPSs), Minerals Planning Guidance Notes (MPGs) and Minerals Policy Statements (MPS’).
Neighbourhood Development Plan	NDP	Neighbourhood planning document produced by the local community. Sets out policies in a particular area in relation to the development and use of land. Forms part of the development plan when adopted.
Neighbourhood Development Order	NDO	Neighbourhood planning document produced by the local community. Grants planning permission in a particular area for certain types of development specified in the order.
Objectively Assessed Need	OAN	The NPPF (paragraph 47) states that ‘to boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework.
Parish Plan		Non statutory community led document which sets out a 5 year vision for a community and the actions it needs to take to achieve that vision.
<u>Parking Zones</u>		<p><u>West Berkshire has 4 parking zones, covering the areas set out below:</u></p> <p><u>Zone 1 - Core Town Centres plus 5 minute walking zone (eg. Newbury, Thatcham, Hungerford, Pangbourne and Theale town centres)</u></p> <p><u>Zone 2 - Communities with core town centre zones, with a 500m buffer outside adopted settlement boundary (eg. Newbury, Thatcham, Hungerford, Pangbourne and Theale)</u></p> <p><u>Zone 3 - Remainder of the District (eg. All areas of District not within zones 1, 2, or EUA zone)</u></p> <p><u>EUA Zone - Entirety of the Eastern Urban Area with 500m buffer outside adopted settlement boundary (Calcot, Purley-on-Thames, Tilehurst).</u></p> <p><u>Maps showing the zones are available on the Council's interactive map</u></p>
Permeability		Connectivity.

Glossary 4

Term	Acronym	Explanation
Permitted Development		Certain types of minor changes to houses or businesses can be made without needing to apply for planning permission. These changes can be made under “ permitted development rights ”. They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings.
Phase 1 habitat survey		Provides a record of the semi-natural vegetation and wildlife habitat. The end products of the survey are habitat maps, target notes and statistics. The Joint Nature Conservation Committee has produced a <i>‘Handbook for Phase 1 habitat survey – a technique for environmental audit’</i> .
Pitch		Refers to Gypsy and Traveller site. An area of land on a site/development generally home to one household. Can be varying sizes and have more than one caravan.
Planning and Compulsory Purchase Act 2004		Act which makes provision relating to spatial development and town and country planning; and the compulsory acquisition of land.
Planning condition		A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990 (as amended)) or a condition included in a <i>Local Development Order</i> or <i>Neighbourhood Development Order</i> .
Planning Inspectorate	PINS	National agency which supplies independent planning inspectors.
Planning Policy for Traveller Sites	PPTS	Government planning policy for traveller sites which should be read in conjunction with the National Planning Policy Framework.
Planning Practice Guidance	PPG	On-line guidance produced by the Department for Communities and Local Government in March 2014 that supplements the NPPF and supersedes previous planning practice guidance.
Plot		Refers to Travelling Showpeople yards. An area of land on a site/development generally home to one household. Can be varying sizes, have more than one caravan and allow for an element of storage.
Policies Map		Map showing policy areas on an Ordnance Survey map base.
Preferred Options		Stage in the preparation of the Housing Site Allocations DPD. Such a stage is optional. The Housing Site Allocations DPD preferred options document set out the preferred housing sites, sites for Gypsies, Travellers and Travelling Showpeoples, as well as policies on residential parking standards, policies to guide residential

4 Glossary

Term	Acronym	Explanation
		development in the countryside, criteria for reviewing settlement boundaries and an update to the Core Strategy Sandford Park policy.
Previously Developed Land	PDL	Also known as brownfield land. Defined by Government as <i>"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time"</i> (NPPF Annex 2).
Prior Notification		<p>Prior approval means that a developer has to seek approval from the local planning authority that specified elements of a development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development. The matters which must be considered by the local planning authority in each type of development are set out in the relevant parts of Schedule 2 to the General Permitted Development Order.</p> <p>Prior Notification applications are required under the General Permitted Development Order 1995 (as amended). They can include proposals such as larger household extensions outside of conservation areas (Part 1) and specific changes of use (Part 3).</p>
Public Rights of Way	PRoW	Public footpath and bridleways as defined in the Countryside and Rights of Way Act 2000. The phrase 'rights of way' include the above and permissive routes where there is no legal right of way but access is permitted by the landowner.
Regulations		Town and Country Planning (Local Planning) (England) Regulations 2012 which set out the statutory requirements for preparing local plans.
Rural exception sites		Defined in the NPPF as <i>"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"</i> .

Glossary 4

Term	Acronym	Explanation
Rural Service Centres		Rural Service Centres form part of the settlement hierarchy. They provide a range of services and have reasonable public transport provision with opportunities to strengthen their role in meeting requirements of surrounding communities. The Rural Service Centres include Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne and Theale.
Saved Development Plans or Policies		Several policies of the West Berkshire District Local Plan 1991-2006, the Replacement Minerals and Waste Local Plan for Berkshire and the Waste Local Plan for Berkshire have been saved and form part of the West Berkshire Development Plan.
Section 106 Agreements		Legal agreements entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Also referred to as Planning Obligations. Section 106 agreements differ to CIL in that whilst they secure monies to be paid to fund infrastructure to support new developments, the agreements are negotiable and not all new development is subject to such agreements.
Service Villages		Service Villages form part of the settlement hierarchy. They include a more limited range of services and only have some limited development potential. Service Villages include Aldermaston, Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury and Woolhampton.
Settlement Boundary		Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.
Settlement Hierarchy		Set out within the Council's Core Strategy (policy ADPP1), settlements within the hierarchy are those which are the focus for development.
Site of Special Scientific Interest	SSSI	Identified protected areas of nature conservation and scientific value identified by Natural England as being of national (and sometimes international) importance.
Smart motorway		Smart motorways help relieve congestion by converting the hard shoulder to a running lane using technology to monitor traffic flow and vary the mandatory speed limits to keep traffic moving smoothly.

4 Glossary

Term	Acronym	Explanation
		Highways England are making the M4 between junctions 3 (Hayes) and 12 (Theale) a smart motorway.
Soundness		Soundness means founded on a robust and credible evidence base. For a DPD to be sound it must be positively prepared (to meet development needs) justified, effective (deliverable) and consistent with national policy.
Source Protection Zone	SPZ	SPZs are defined by the Environment Agency for groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. The size and shape of a zone depends upon subsurface conditions, how the groundwater is removed, and other environmental factors.
Spatial Strategy		An integrated planning/development strategy aiming to achieve a range of objectives.
Special Area of Conservation	SAC	An area designated to protect the habitats of threatened species of wildlife under EU Directive 92/43.
Special Protection Area	SPA	An area designated to protect rare and vulnerable birds under EC Directive 79/409.
Statement of Consultation	SoC	Sets out how the Council has undertaken consultation in preparing its Housing Site Allocations DPD. This document is also known as a Consultation Statement.
Stakeholder		In this context an organisation or individual with an interest in local planning matters.
Statement of Community Involvement	SCI	Adopted document setting out how the Council will involve the community in the planning process.
Strategic Environmental Assessment	SEA	An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of any impacts.
Strategic Flood Risk Assessment	SFRA	A document required by the NPPF which is produced in consultation with the Environment Agency, used to inform the Local Plan. Its primary purpose is to determine the variation of flood risk from all sources of flooding across the District.
Strategic Housing Land Availability Assessment	SHLAA	A document required by the NPPF. It identifies sites that have potential for housing development and assesses their development potential and when they are likely to be developed. The SHLAA

Glossary 4

Term	Acronym	Explanation
		does not allocate sites for development; rather it informs the preparation of the documents that do (ie. Housing Site Allocations DPD).
Strategic Housing Market Assessment	SHMA	Evidence document that provides detailed information about existing and future housing needs and demand in the local authority area and in the wider housing market area.
Statutory		Required by law (statute), usually through an Act of Parliament.
Submission		Stage at which a prepared DPD is presented to Secretary of State.
Sustainable Development		<p>The main dimensions of sustainable development as identified in the UK's strategy for sustainable development ('a better quality of life, a strategy for sustainable development' 1999) are as follows:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everybody • effective protection of the environment • prudent use of natural resources • the maintenance of high and stable levels of economic growth and employment <p>The NPPF contains a "presumption in favour of sustainable development" requiring plan making to positively seek opportunities to meet the development needs of the area with sufficient flexibility to adapt to rapid change and approve development proposals that accord with the development plan unless material considerations indicate otherwise.</p>
Supplementary Planning Document	SPD	A document which provides more detailed advice or guidance on the policies in the Local Plan.
Supplementary Planning Guidance	SPG	Planning guidance produced under the previous planning system. They give additional guidance in support of policies in statutory planning documents.
Sustainability Appraisal	SA	An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see above. The SA Scoping Report identifies the information needed for the appraisal, and describes the methodology for undertaking sustainability appraisal.
Sustainable Drainage System	SuDS	A sequence of management practices and control structures designed to drain surface water in a sustainable manner.
Thames Valley Berkshire Local Enterprise Partnership		The Local Enterprise Partnership (see LEP).

4 Glossary

Term	Acronym	Explanation
Transit provision		Refers to Gypsy and Traveller site which is intended for short stays and contains a range of facilities. There is normally a limit on the length of time residents can stay.
Transport Assessment	TA	A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development.
Transport Statement	TS	A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required.
Travel Plan	TP	A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed.
Tree Preservation Order	TPO	Trees which are protected under the Town & Country Planning Act 1990 (as amended). A TPO makes it an offence to wilfully damage or destroy a protected tree.
Unitary Authority		A single tier local authority providing a full range of local government functions. West Berkshire Council is a unitary authority.
Village Design Statement	VDS	A parish, town or village design statement (VDS) is a community led document which is intended to influence the operation of the statutory planning system. A VDS describes the distinctive visual qualities and characteristics of a particular area and sets out clear design guidance for any future development in it.
West Berkshire Living Landscape		A project based around the Greenham and Crookham Plateau and part of Kennet Valley East BOAs on the edge of Newbury and Thatcham and which includes Greenham Common, Thatcham Reedbeds and Bowdown Woods Nature Reserve. It is one of the key delivery mechanisms for ensuring biodiversity gains across the Greenham Common area.

Core Strategy Objectives 5

Appendix 5: Core Strategy Objectives

<p>Objective 1: Tackling Climate Change</p> <p>To exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change.</p>
<p>Objective 2: Housing Growth</p> <p>To deliver at least 10,500 homes across West Berkshire between 2006-2026. These homes will be delivered in an effective and timely manner, will maximise the use of suitable brownfield land and access to facilities and services and will be developed at densities which make the most efficient use of land whilst responding to the existing built environment.</p>
<p>Objective 3: Housing Needs</p> <p>To secure provision of affordable and market housing to meet local needs in both urban and rural areas of the District. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs and respond to the changing demographic profile of the District.</p>
<p>Objective 4: Economy</p> <p>To provide for a range of sizes and types of employment land and premises in the right locations to respond to the forecast changes in economic activity, the location of new residential development and the specific needs of the rural economy, including the equestrian and horseracing industries.</p>
<p>Objective 5: Infrastructure Requirements</p> <p>To ensure that infrastructure needs (including community services and facilities) arising from the growth in West Berkshire are provided in a timely and coordinated manner, which keeps pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.</p>
<p>Objective 6: Green Infrastructure</p> <p>To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation.</p>
<p>Objective 7: Transport</p> <p>To put in place a sustainable transport network which supports the growth in West Berkshire, links existing and new development, prioritises walking, cycling and public transport and provides a genuine choice of modes. Traffic management measures will minimise the impact of new development on the existing network.</p>
<p>Objective 8: Retail</p>

5 Core Strategy Objectives

To achieve growth in retail activity and consequent increase in the vitality and vibrancy of town centres in West Berkshire. To meet the range of shopping needs for residents and visitors largely through the completion of the Parkway development and through the regeneration of Thatcham town centre. To provide for local shopping need in town, district and local centres to serve the needs of existing and future residents.

Objective 9: Heritage

To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment in west Berkshire's towns, villages and countryside.

Settlement Boundary Review Criteria and Maps 6

Appendix 6: Settlement Boundary Review Criteria and Maps

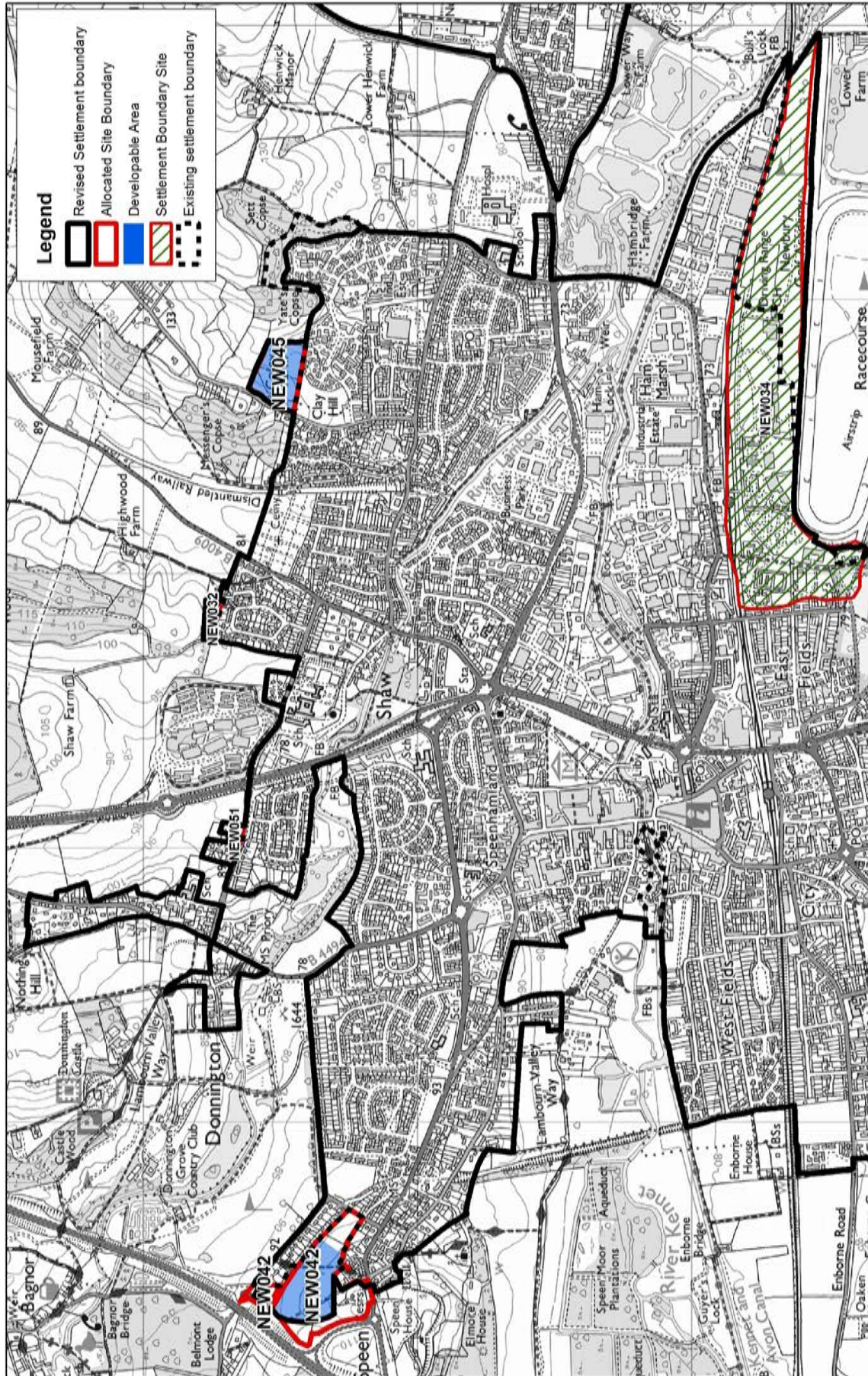
Settlement Boundary Review Criteria

The following criteria will be used when reviewing or drawing the settlement boundary:

- i. The settlement boundary should only enclose the main settlement area. i.e. the area of close knit physical character. Areas of isolated development which are physically or visually detached from the settlement and areas of sporadic, dispersed or ribbon development, are excluded.
- ii. Clearly identifiable features should be used in drawing the boundary (eg. buildings, field boundaries, roads, rivers, ~~cartilages~~curtilages). Settlement boundaries should exclude large gardens, orchards and areas which are functionally separate to the dwellings or visually open and related to the open countryside where development could significantly extend the built form of the settlement and as such would result in ribbon development or coalescence.
- iii. Tree belts, woodland areas, hedges and other natural features which help to soften, screen existing development and form a boundary to the settlement should be excluded from the settlement boundary or protected in some other way.
- iv. Highly visible areas such as exposed ridges, land forms or open slopes on the edge of settlements should normally be excluded from settlement boundary areas.
- v. Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement) is included within the settlement boundary. Where recreational or amenity open space extends into the countryside or primarily relates to the countryside in form and nature is excluded from the settlement boundary.
- vi. Open undeveloped parcels of land on the edges of settlements should normally be excluded from defined settlement areas.
- vii. The wider setting and important views both into and out of the settlement should, where appropriate, be taken into account.
- viii. Existing community facilities (such as churches, schools and village halls) which are physically related to the settlement should be included within the settlement boundary
- ix. Employment and leisure uses located on the edge of settlements will be considered according to their scale, functionality and relationship to the settlement.
- x. The developable area of sites allocated through the Local Plan process.

6 Settlement Boundary Review Criteria and Maps

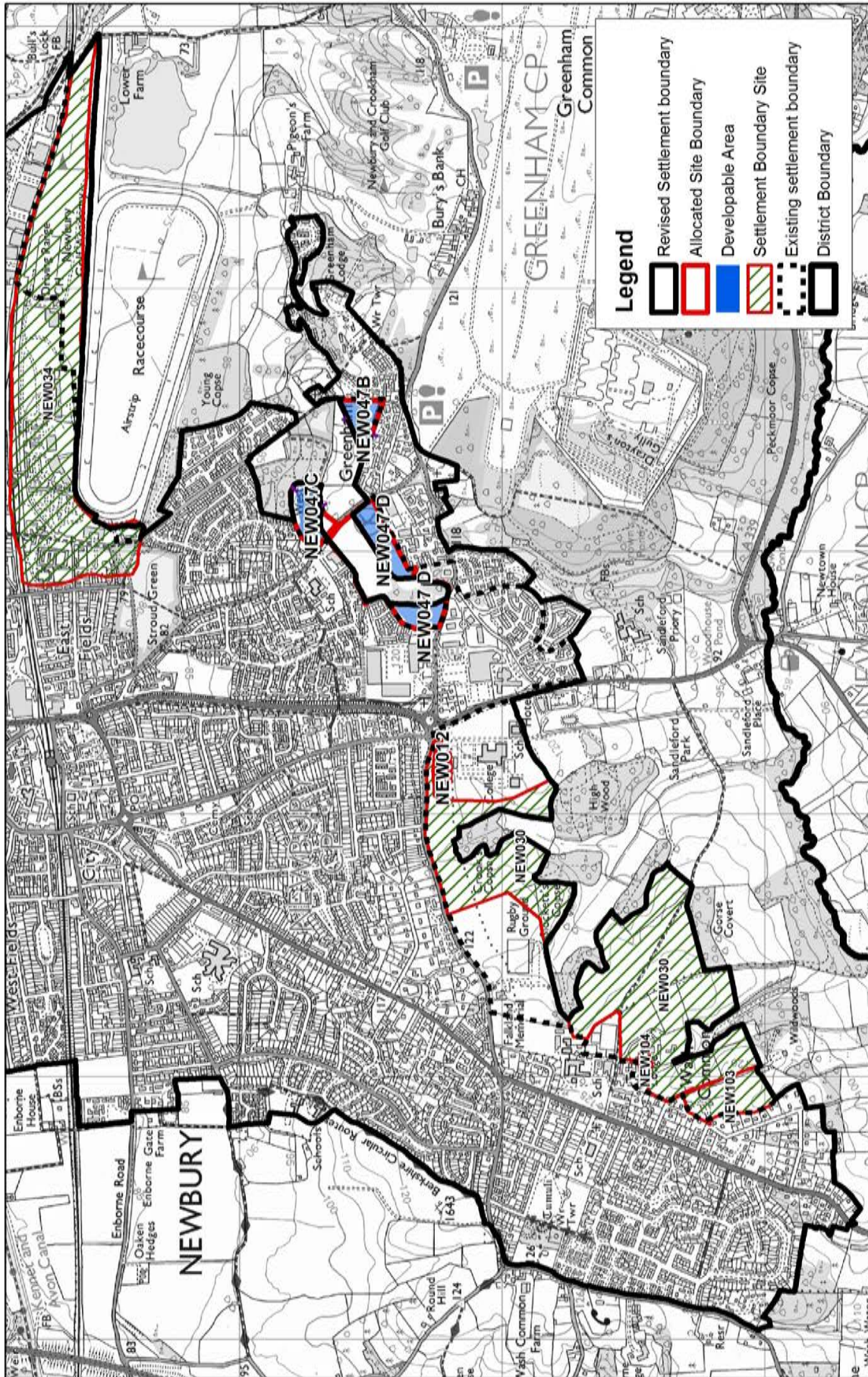
Newbury (north) Settlement Boundary Map



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Settlement Boundary Review Criteria and Maps 6

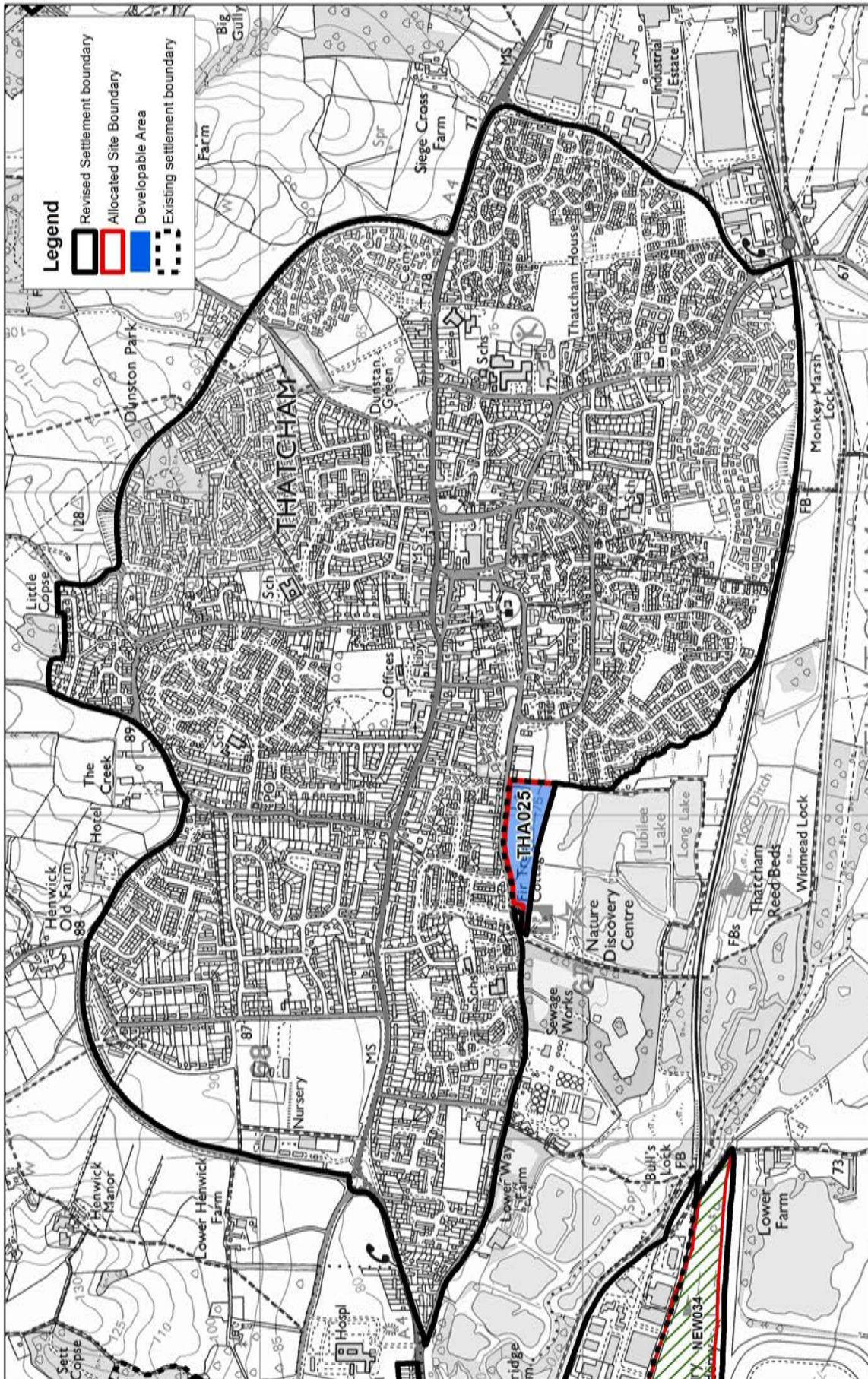
Newbury (south) Settlement Boundary Map



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6 Settlement Boundary Review Criteria and Maps

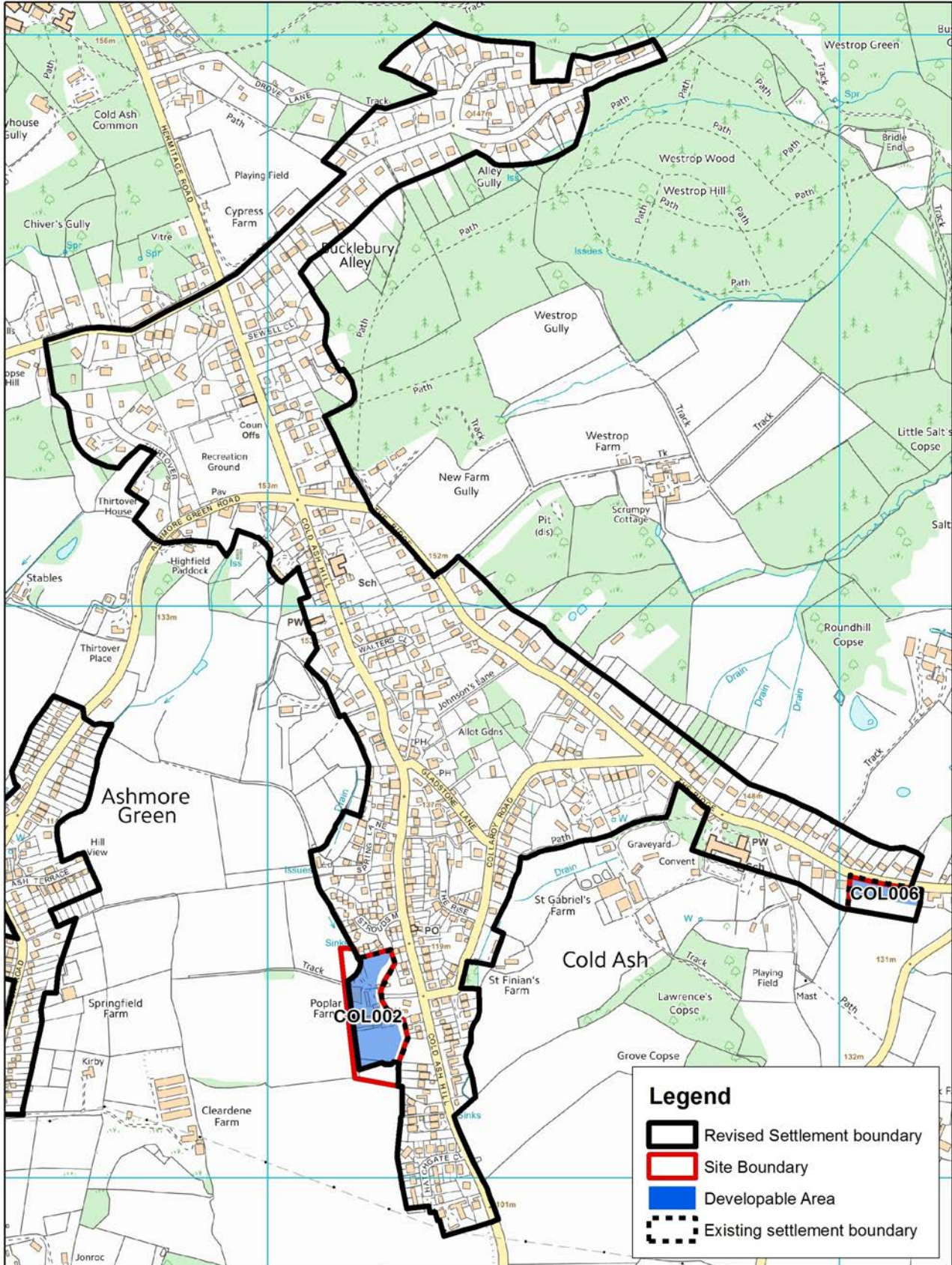
Thatcham Settlement Boundary Map



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Settlement Boundary Review Criteria and Maps 6

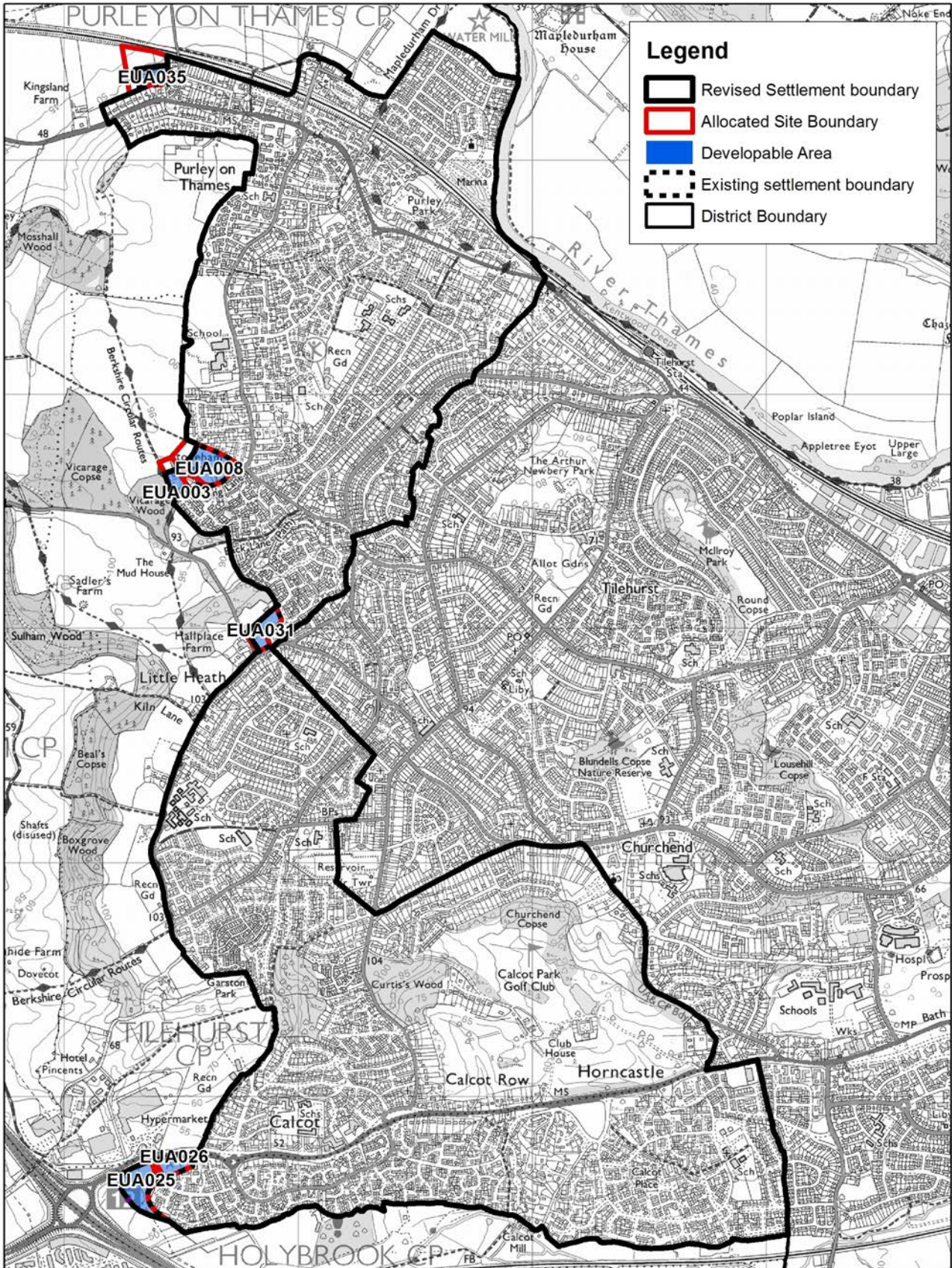
Cold Ash Settlement Boundary Map



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6 Settlement Boundary Review Criteria and Maps

MAP TO BE DELETED Eastern Urban Area Settlement Boundary Map



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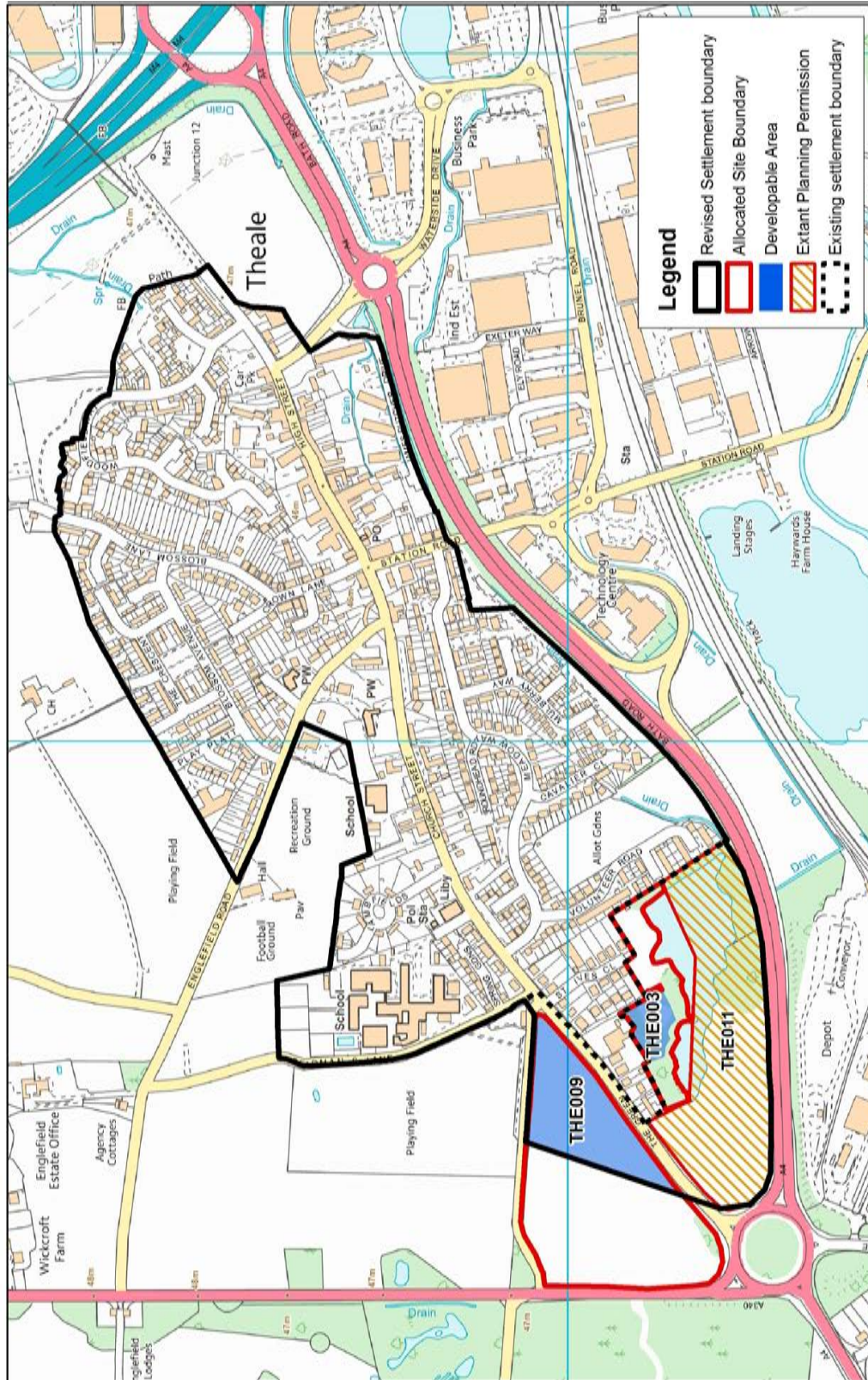
Settlement Boundary Review Criteria and Maps 6

UPDATED MAP Eastern Urban Area Settlement Boundary Map



6 Settlement Boundary Review Criteria and Maps

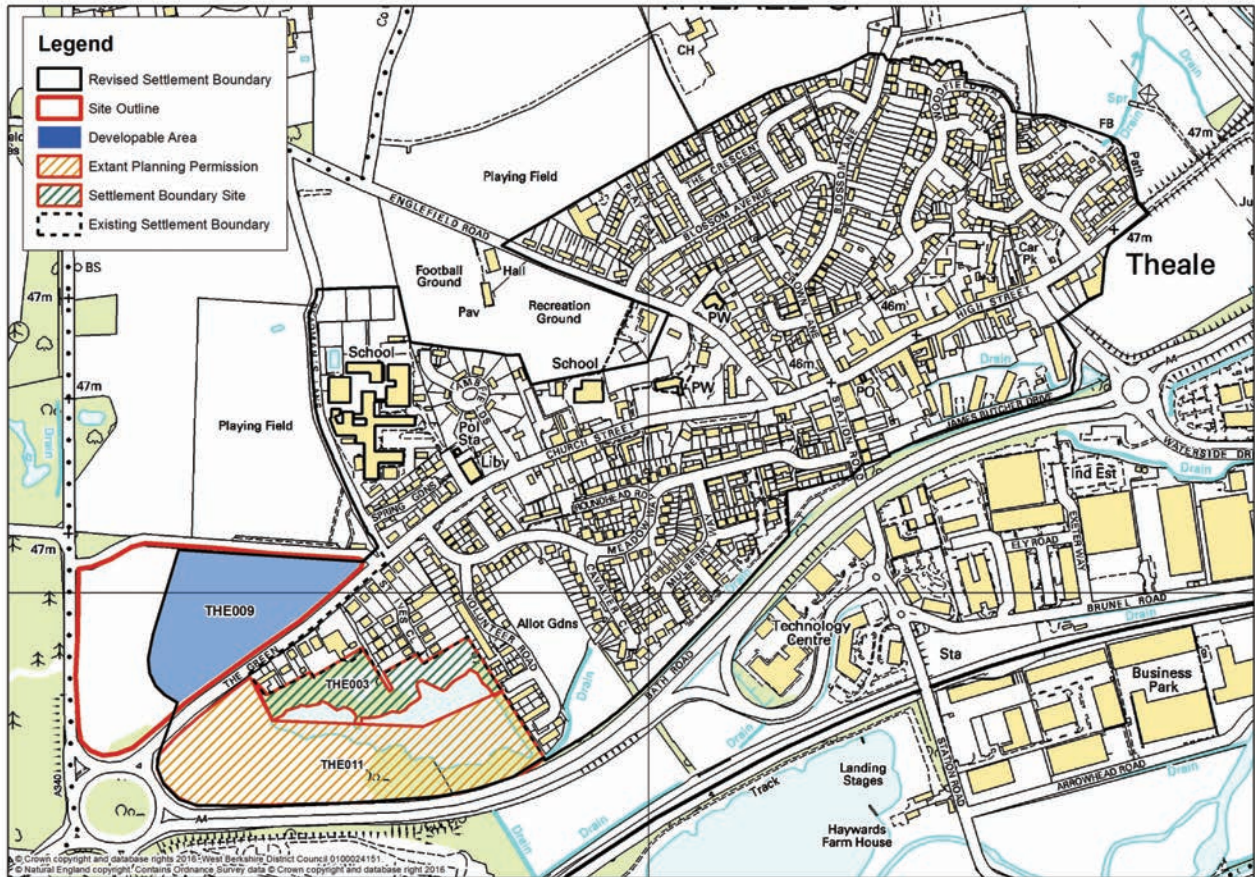
MAP TO BE DELETED Theale Settlement Boundary Map



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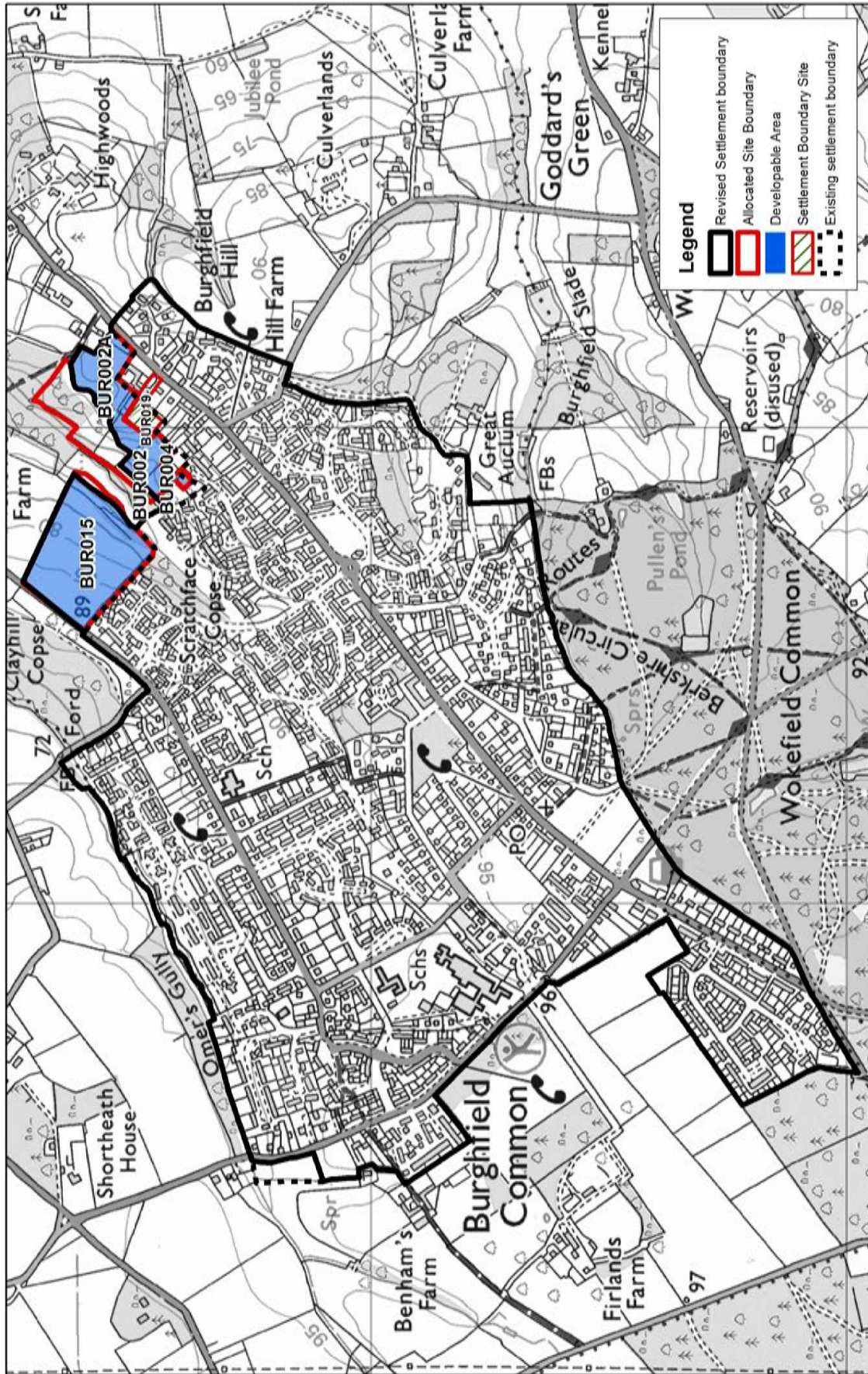
Settlement Boundary Review Criteria and Maps 6

UPDATED MAP Theale Settlement Boundary Map



6 Settlement Boundary Review Criteria and Maps

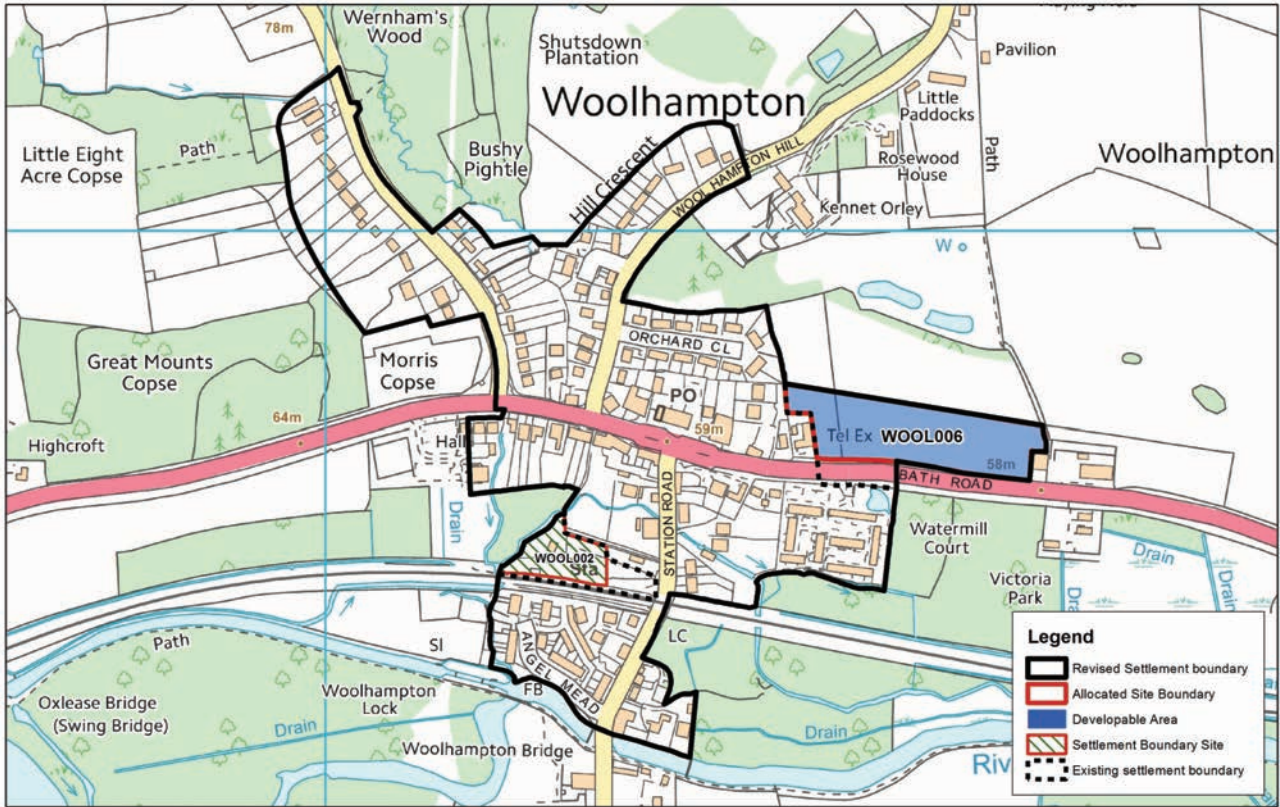
Burghfield Common Settlement Boundary Map



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Settlement Boundary Review Criteria and Maps 6

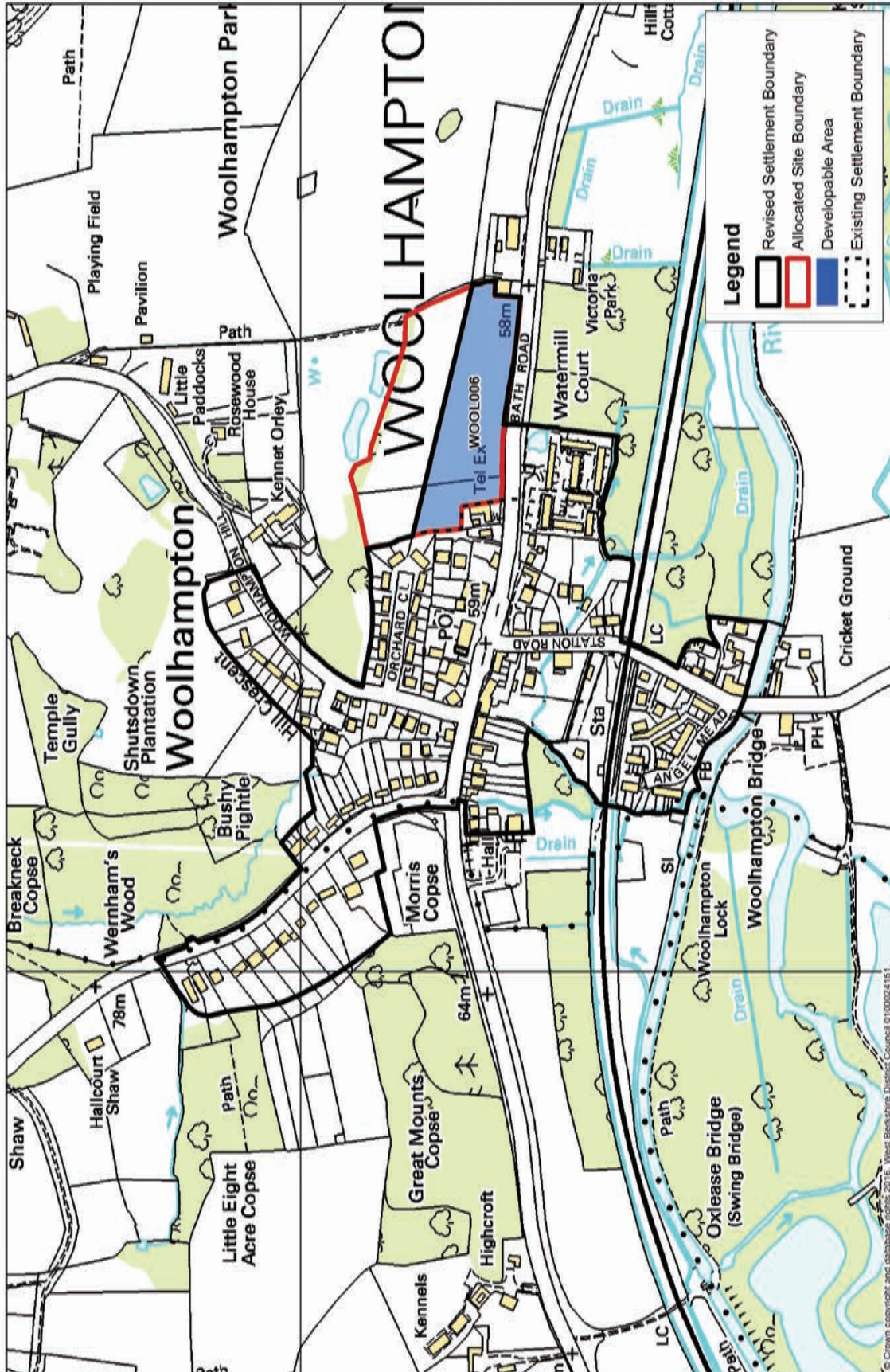
MAP TO BE DELETED: Woolhampton Settlement Boundary Map



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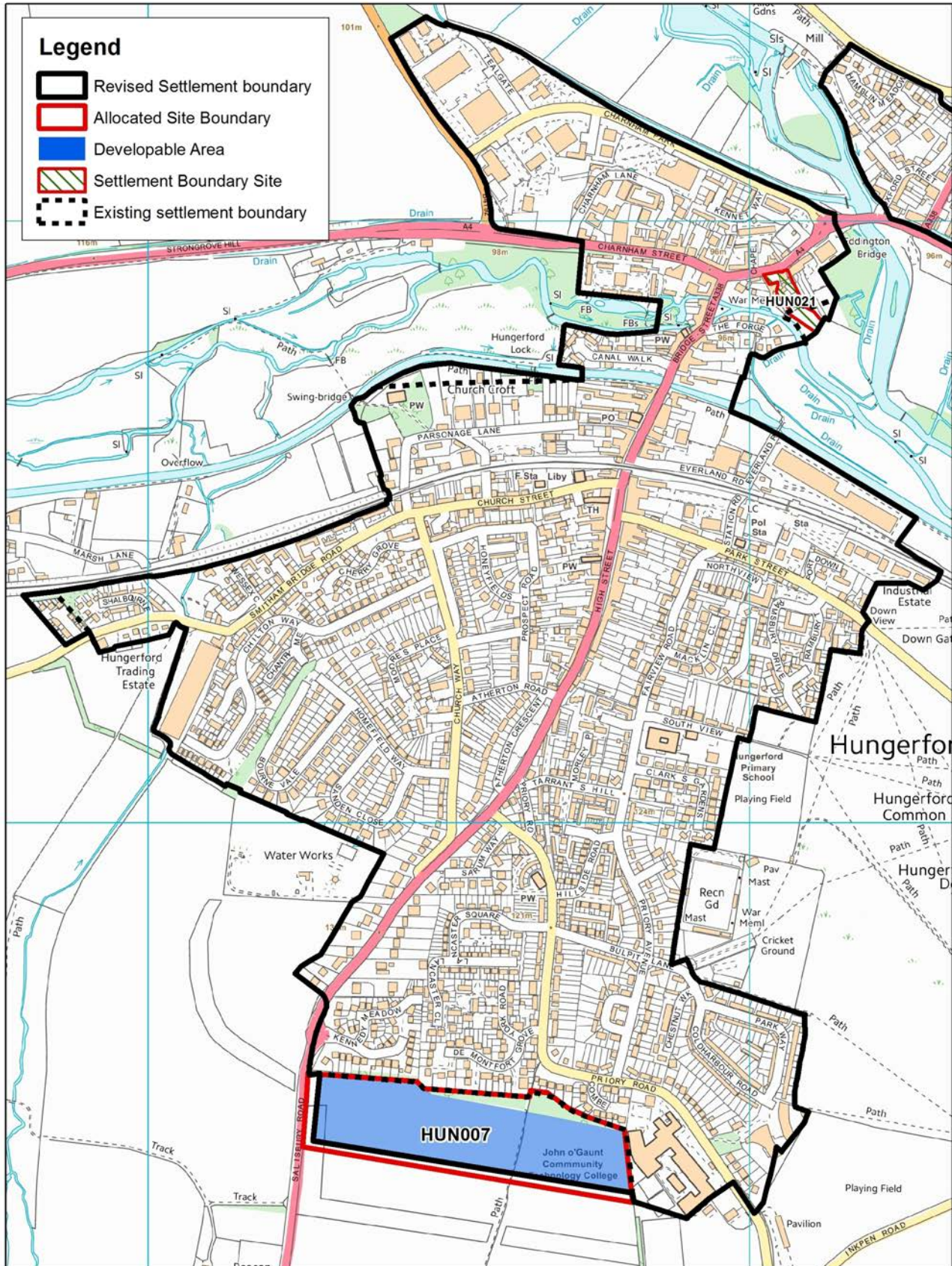
6 Settlement Boundary Review Criteria and Maps

UPDATED MAP: Woolhampton Settlement Boundary Map



Settlement Boundary Review Criteria and Maps 6

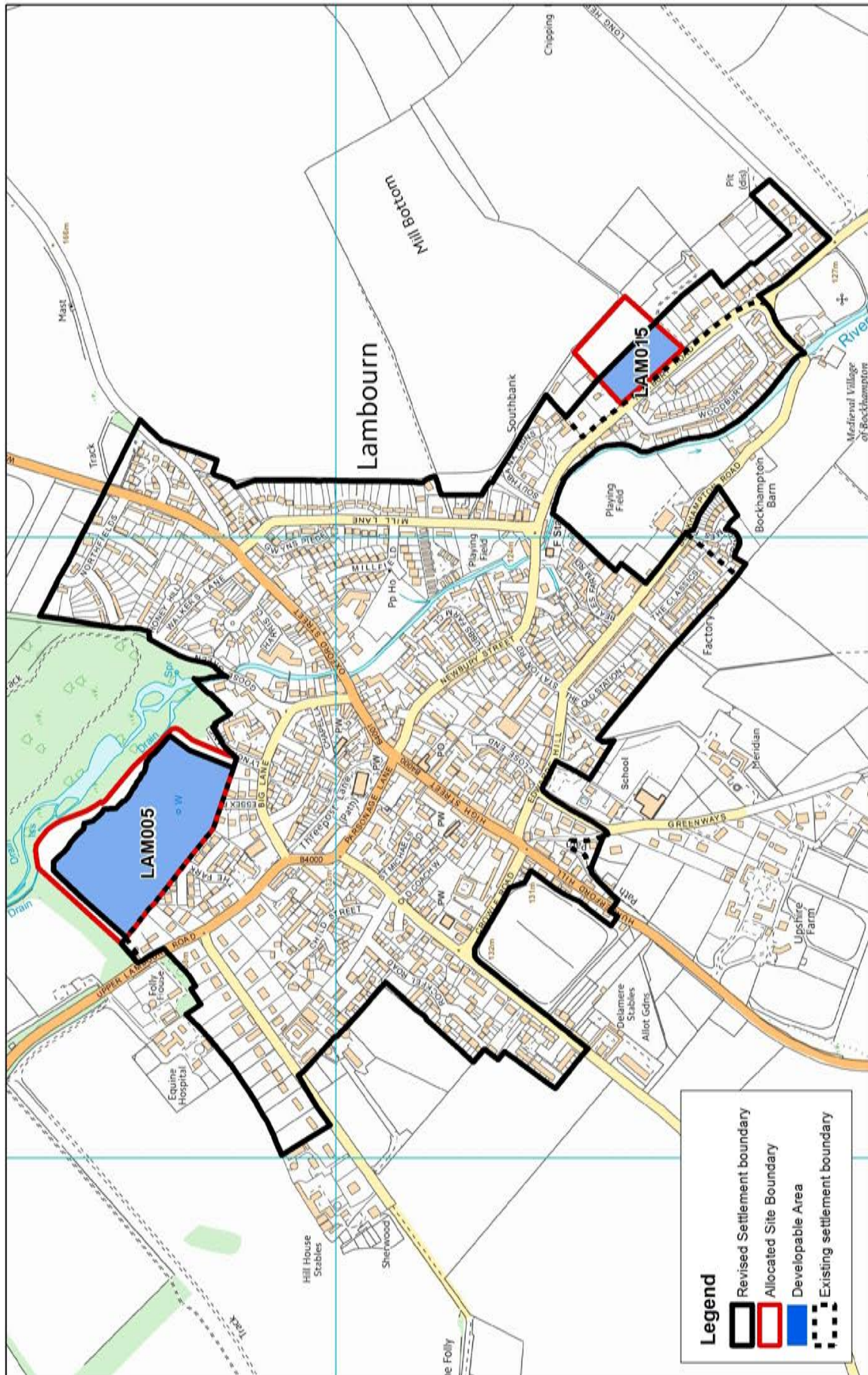
Hungerford Settlement Boundary Map



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6 Settlement Boundary Review Criteria and Maps

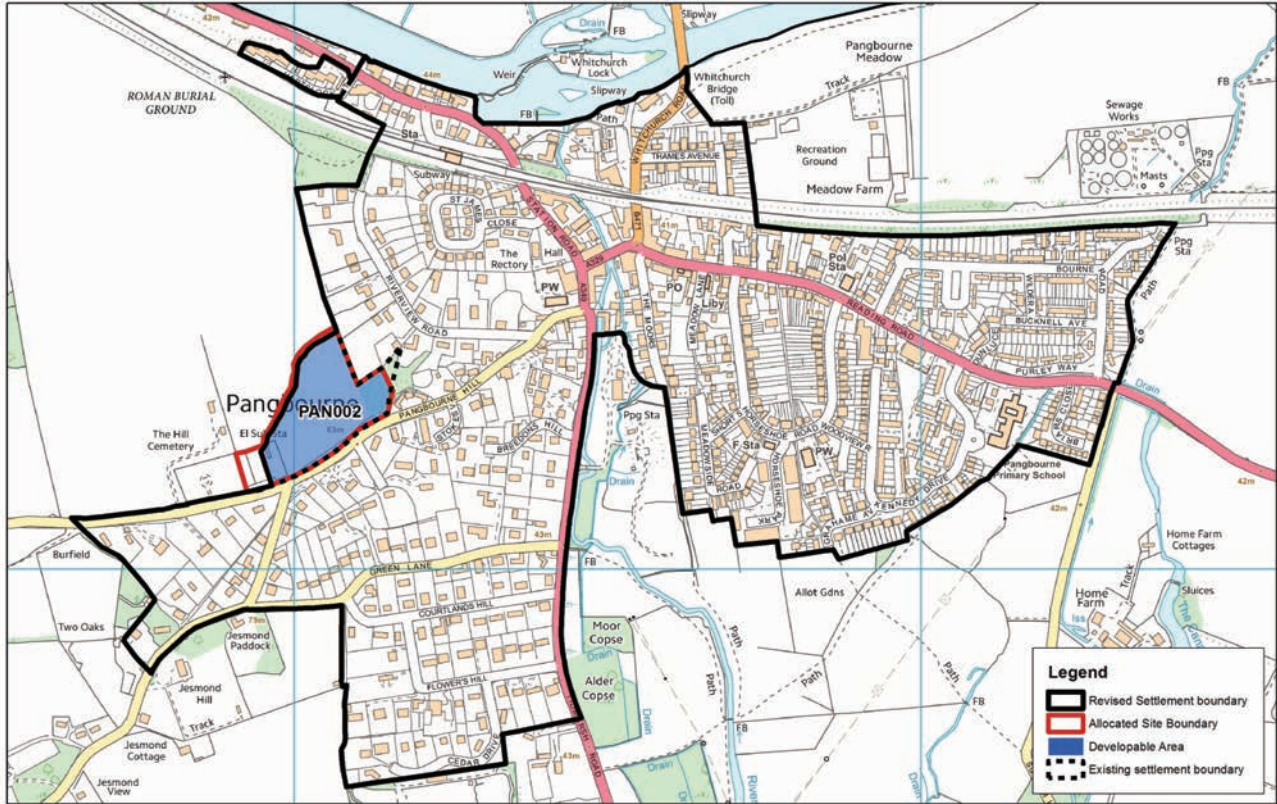
Lambourn Settlement Boundary Map



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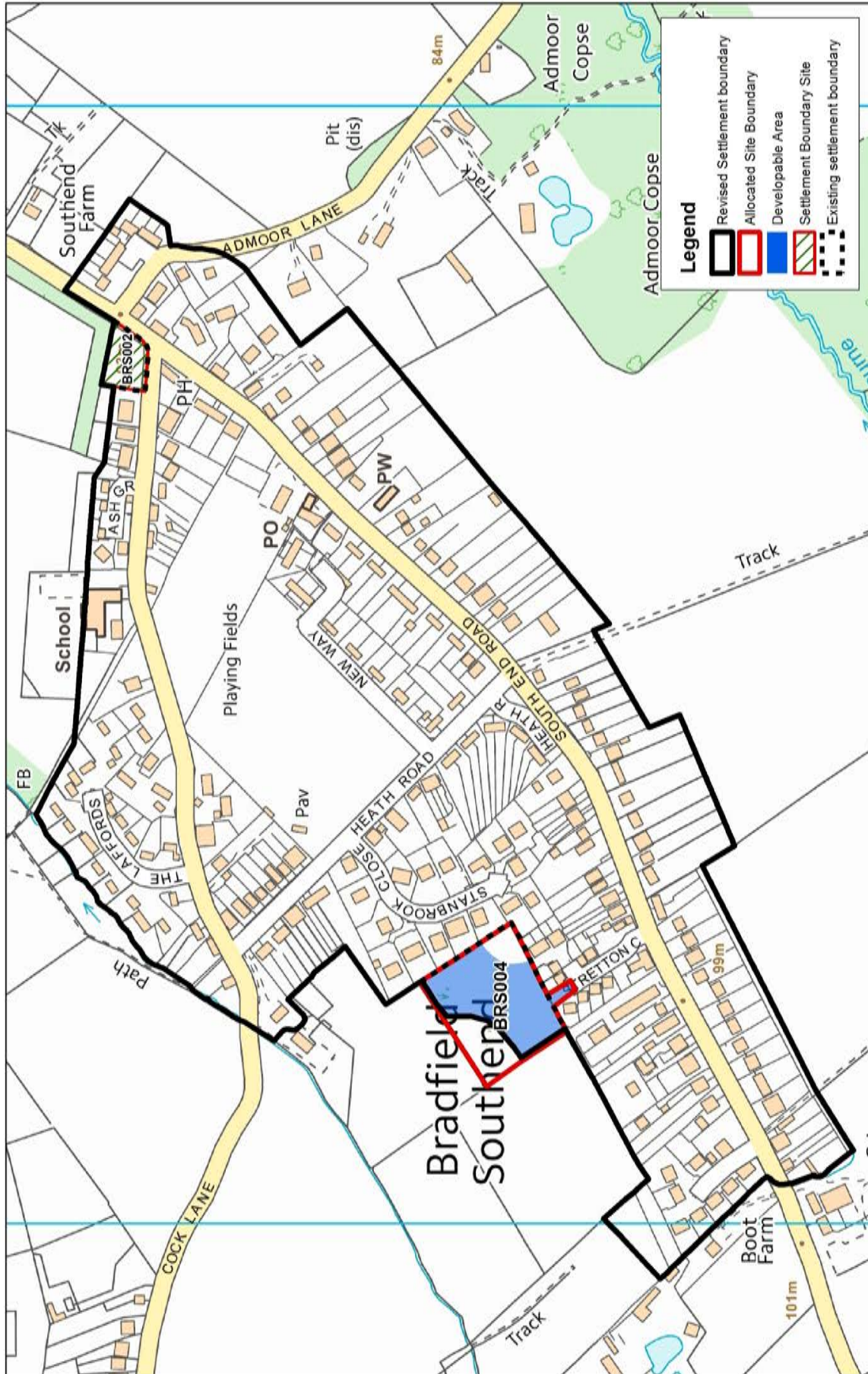
MAP TO BE DELETED: Pangbourne Settlement Boundary Map



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Settlement Boundary Review Criteria and Maps 6

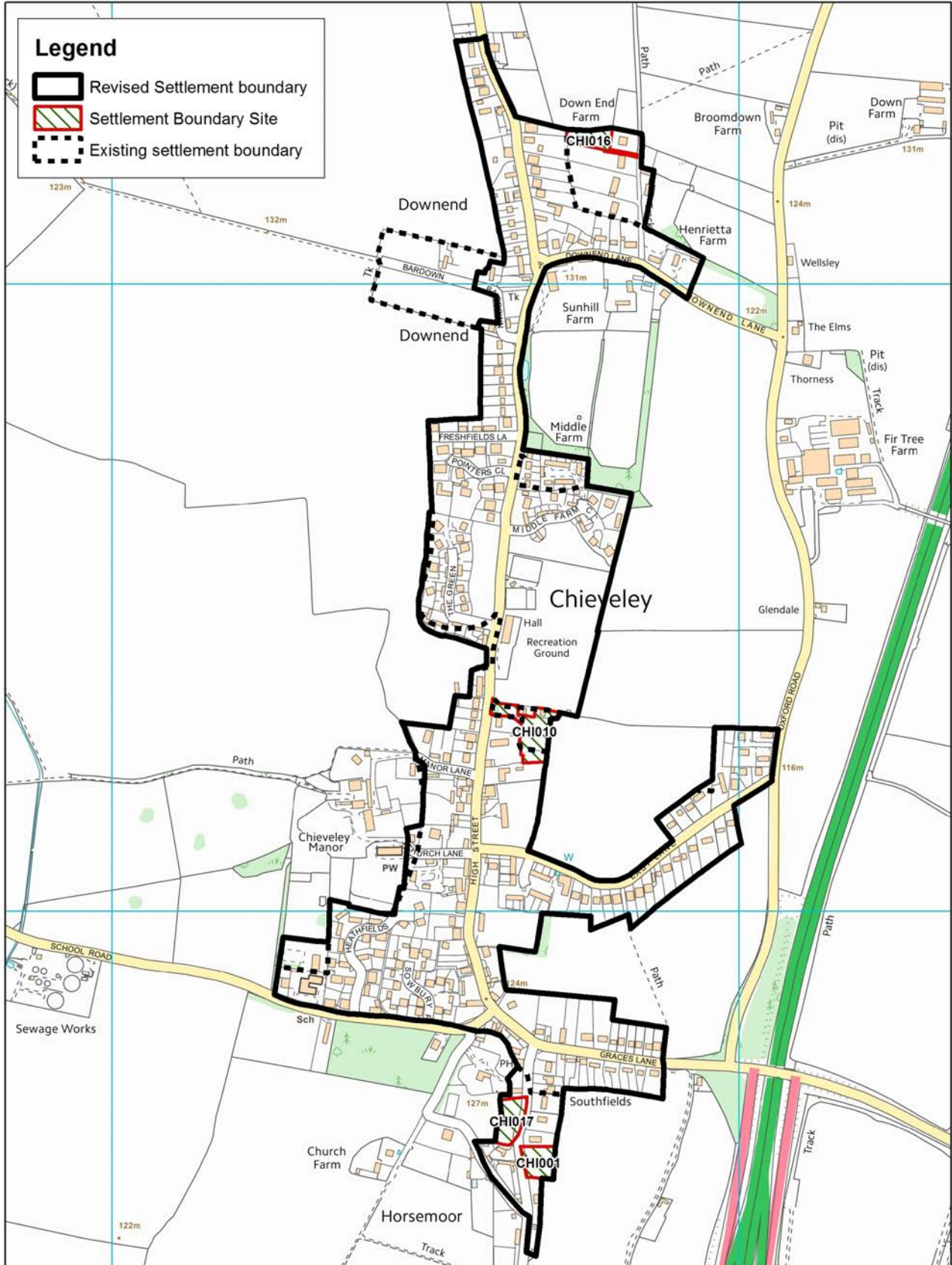
Bradfield Southend Settlement Boundary Map



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6 Settlement Boundary Review Criteria and Maps

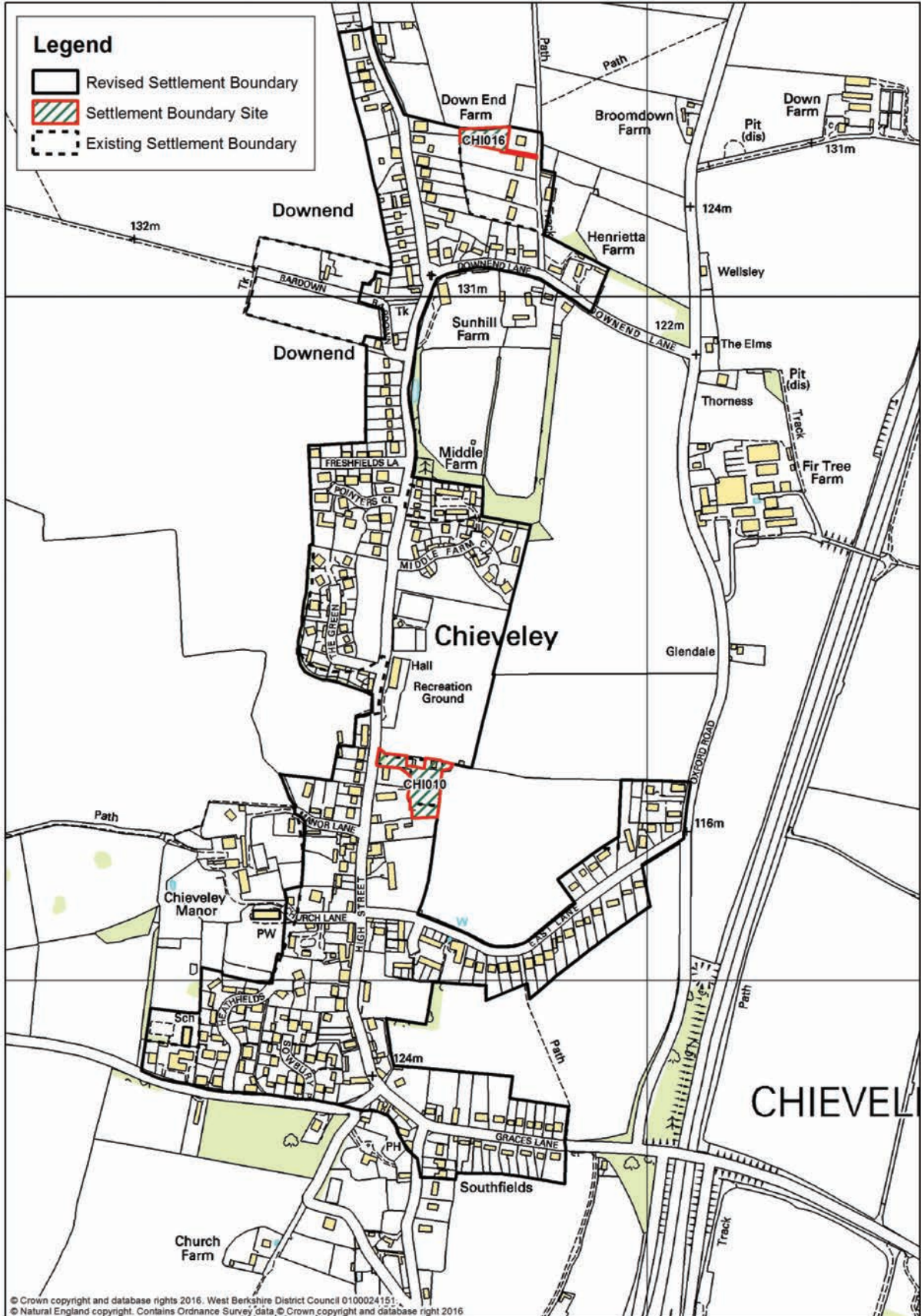
MAP TO BE DELETED Chieveley Settlement Boundary Map



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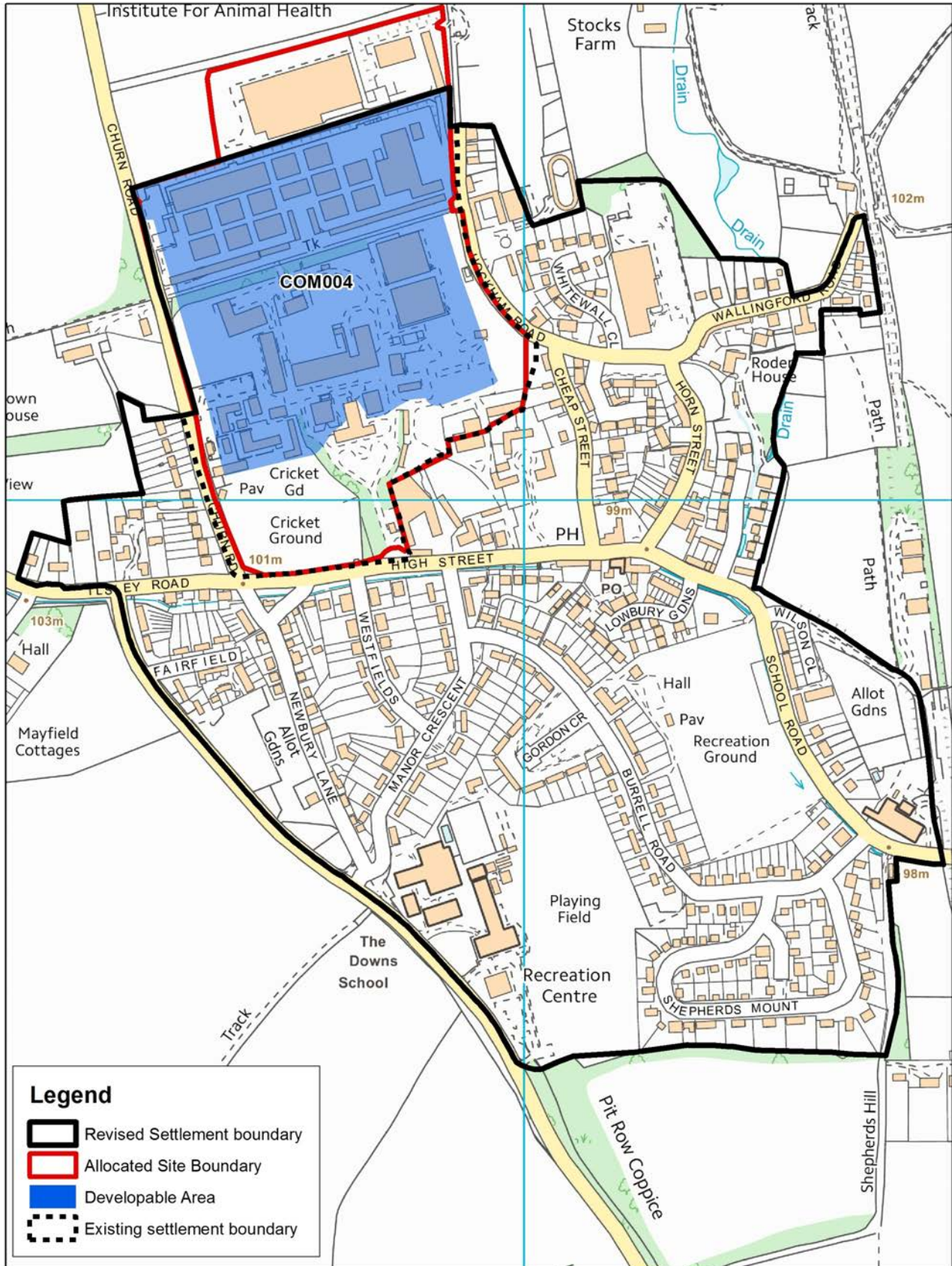
Settlement Boundary Review Criteria and Maps 6

UPDATED MAP Chieveley Settlement Boundary Map



6 Settlement Boundary Review Criteria and Maps

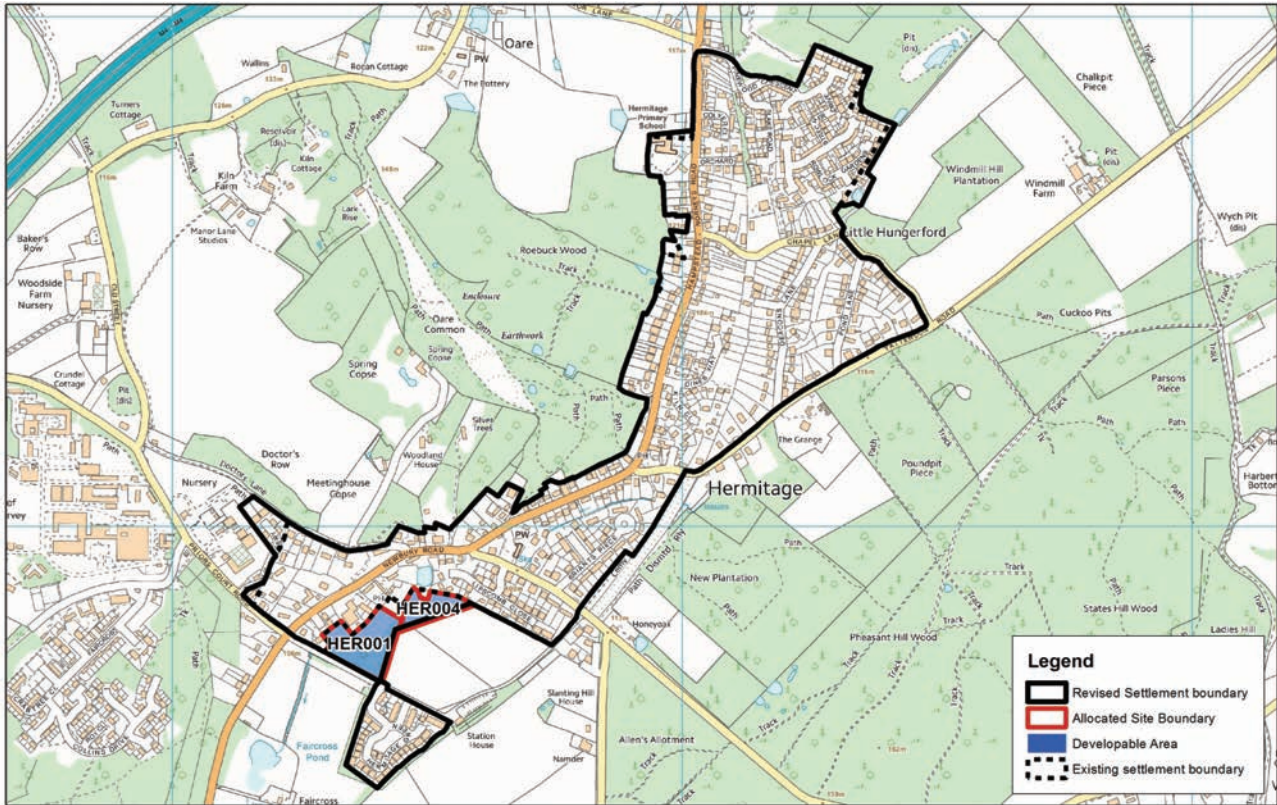
Compton Settlement Boundary Map



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Settlement Boundary Review Criteria and Maps 6

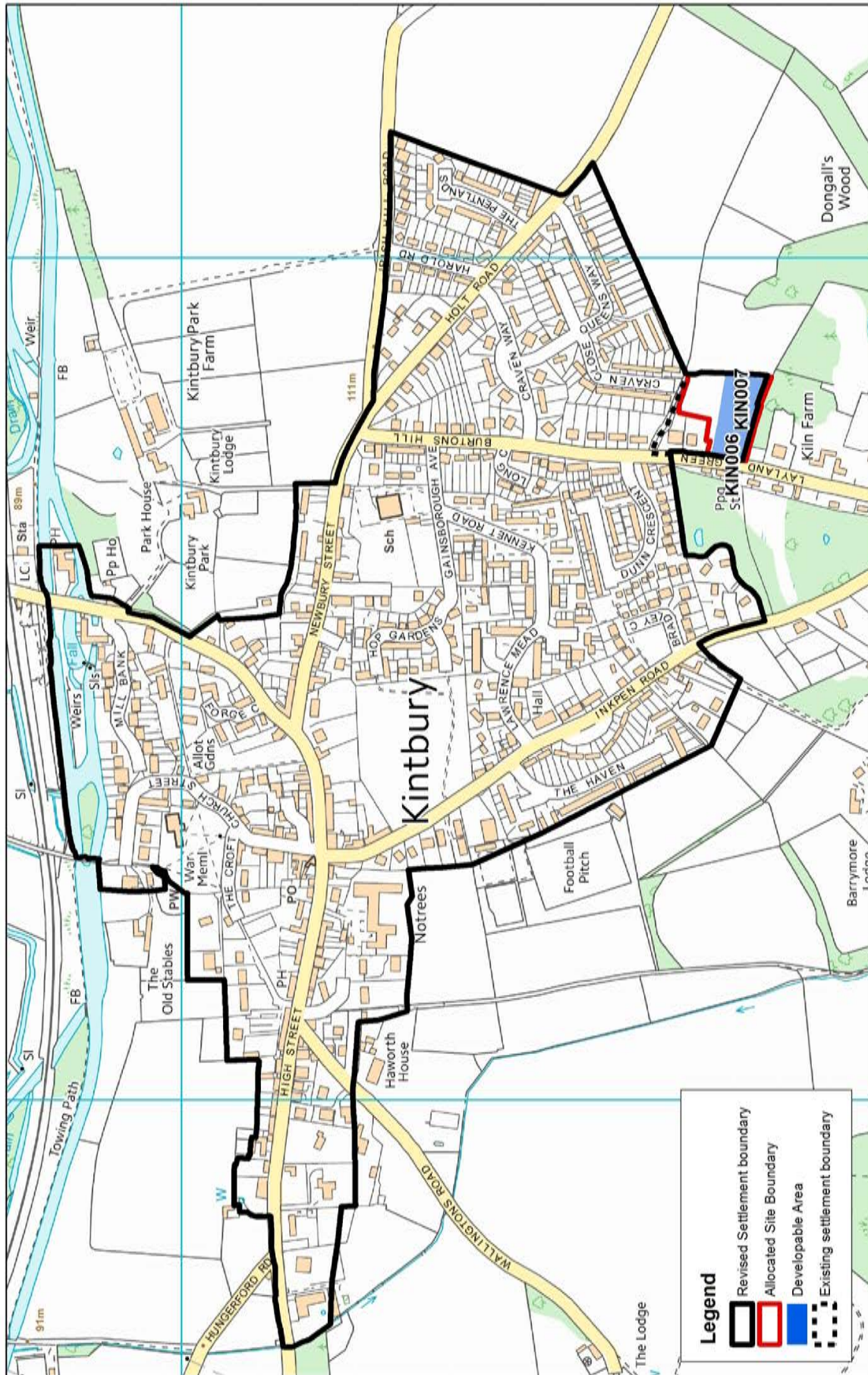
MAP TO BE DELETED: Hermitage Settlement Boundary Map



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Settlement Boundary Review Criteria and Maps 6

Kintbury Settlement Boundary Map



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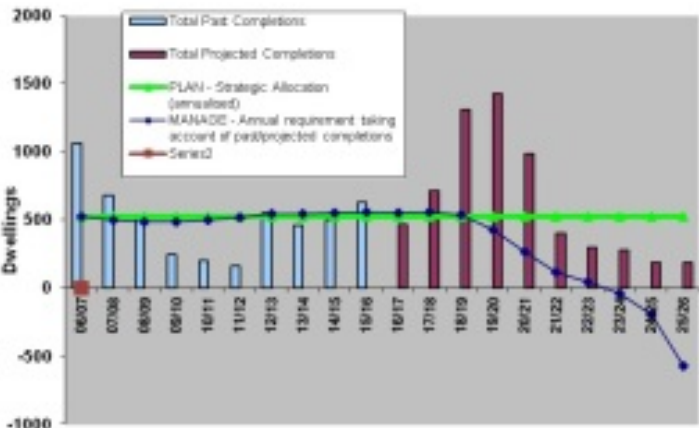
Appendix – Main Modifications

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

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

Ref	Page	Policy/ Paragraph	Main Modification
MM1	4	1.1 to 1.9	<p><i>Add date covered by plan (2006 – 2026) in the title</i></p> <p><i>Amend Background section as follows:</i></p> <p>....It has been prepared following the adoption of the West Berkshire Core Strategy in July 2012 which sets out the overall planning framework for the site specific proposals and policies to be contained in other documents. 1.3 The Core Strategy allocates strategic development sites in Newbury</p> <p>Approach to housing numbers</p> <p><u>This DPD does not reassess the housing requirement set out in the Core Strategy. This set out a housing requirement for the District of 'at least' 10,500 net additional dwellings from 2006 to 2026</u></p> <p>..... This has identified given an objectively assessed need figure of 665 dwellings per annum <u>over the period 2013-2036.</u> This does not translate directly into a housing requirement for the District due to the need to take into account factors such as environmental constraints and the Duty to Cooperate. <u>The SHMA, and what the future requirement should be, will be considered as part of the preparation of the new Local Plan. This will allocate additional development and will look longer term to 2036, as well as dealing with other policy issues. 1000 homes are already committed post 2026 as part of the long term Sandleford Park allocation.</u></p> <p><u>The Housing Site Allocation DPD implements first phase of the remainder of the future housing requirement identified in the Core Strategy is being met through the preparation of the Housing Site Allocations DPD which will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy, with additional flexibility around these numbers. The sites allocated by this DPD will help boost the supply of housing land significantly in the short to medium term. Appendix 1 demonstrates how the housing requirement in the Core Strategy can be met.</u></p> <p>Once the DPD has been adopted, the second phase of the future housing requirement will be met through the preparation of a new Local Plan which will allocate additional development and look longer term to 2036, as well as dealing with other policy issues. 1000 homes are</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>already committed post 2026 as part of the long term Sandleford Park allocation.</p> <p>The Council reports on the progress that is made on the provision of housing in its Annual Monitoring Report (AMR) which is available on the Council's website. approach to the housing numbers is set out in more detail in a background paper that accompanies the DPDADD.</p> <p><i>Following Section 1.9 add section on the Policies Map as follows:</i></p> <p>Policies Map The Plan should be read in conjunction with the Policies Map, which shows all policy boundaries and the areas to which the policies apply.</p> <p>Appendix 1 Amend the text as follows: Housing Land Supply Position at March 2015-2016 Housing Land Supply Position at March 2015-2016</p> <p><i>Amend table as follows:</i> Net completions April 2006 - March 2015-2016 4,387 5,012 Planning permissions+1,000 units allocated at Sandleford Park 3,982 3,920 Identified sites including those identified through prior approval process 449 422 Windfall allowance (to 2026 in AONB and to 20/21 in remainder of District) 564 284 Proposed allocations 1,575 – 1,605 1,640 – 1,720 TOTAL 10,957 – 10,987 11,278 – 11,358</p> <p>The trajectory demonstrates how the housing requirement set out in the Core Strategy can be met. It shows how the sites identified in the Housing Site Allocations DPD would assist in delivering the housing to meet the Core Strategy requirement, and contribute to the housing needs of the District in the short to medium term. and to meet the early part of the objectively assessed need (OAN) assessed in the 2015 Berkshire SHMA. The trajectory is indicative in that additional work on phasing will be carried out as part of the update of the Five Year Housing Land Supply. The trajectory and is also a snapshot in time. It, and represents the position at the date that the DPD was examined. The trajectory is updated annually as part of the annual monitoring process and reported in the Annual Monitoring Report (AMR)...</p> <p>Summary of Allocated Residential Sites <i>Amend table as follows:</i> NEW047(B) Land off Greenham Road and New Road HSA4 30 (later in plan period) EUA025 Land adjacent to junction 12 of M4, Bath Road, Calcot... HSA12 100 150 (later in plan period) THE003 North Lakeside, Theale HSA1415</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>THE009 Field between A340 and The Green, Theale HSA15 70 <u>100</u></p> <p>The figures in the trajectory have included a 10% discount for those sites with planning permission or identified through the prior approval process, where development had not commenced at March 2015/2016. The windfall allowance is applied up to 2020/21 for the whole District and only in the AONB in the last years of the plan period. The trajectory shows that the Core Strategy target is met over the plan period and that the DPD allocations will help meet the OAN up to 2022/23. There is flexibility in these numbers: there will be additional windfall and further identified sites which will enter the supply and the re-drawing of settlement boundaries will enable some additional smaller sites to come forward for development. The Council will be preparing the new Local Plan, with a new housing requirement, following work with our neighbouring authorities on how best to meet the objectively assessed needs identified in the SHMA <u>taking account of the planning constraints that apply.</u> This new Local Plan <u>will cover the period up to 2036 and will need to consider allocating new sites and to look again at the proposed housing distribution. and allocate new sites which will deliver in the later stages of the current plan period.</u></p> <p><i>Delete existing Housing Site Allocations Indicative Trajectory 2006-2026 table on page 110 and replace with the trajectory contained in Annex A (the final page) of the Housing Site Allocations DPD Schedule of Proposed Main Modifications (December 2016)</i></p> <p><i>Delete both existing charts on page 111 and replace with the following chart:</i></p> 
MM2	8	Section 1.6 Settlement boundary	<p><i>Amend Para 1.36 as follows:</i> Criteria for reviewing the settlement boundaries formed part of the preferred options consultation and have been</p>

Ref	Page	Policy/ Paragraph	Main Modification
		reviews	updated as a result of the consultation. This DPD has only reviewed the settlement boundaries for those settlements within the settlement hierarchy set out in the Core Strategy. These boundaries and All other settlement boundaries, including those below the settlement hierarchy, will be reviewed through the Local Plan The settlement boundaries around the settlements within the settlement hierarchy These The settlement boundaries have been re-drawn...
MM3	8	Before section on settlement boundary reviews	<i>Add section on Neighbourhood Plans as follows:</i> <u>Neighbourhood Plans</u> <u>The Council will support communities wishing to develop a Neighbourhood Plan. Any Neighbourhood Plans coming forward following the adoption of this DPD will help to boost the supply of housing across the district, adding additional flexibility. Any future allocations and housing requirements for Neighbourhood Plans to deliver will be considered as part of the new Local Plan.</u>
MM4 (as amended by PMC37)	-	-	<i>MM4 no longer required</i>
MM5	14	HSA2	<i>Amend developable area as follows:</i> ... approximately 3.5 <u>4.8</u> hectares.....
MM6	14	HSA2	<i>Amend the second sentence of the second bullet point of the policy and add a third sentence as follows:</i> ...The final choice/s will be informed by a Landscape and Visual Impact Assessment (LVIA) for the site which . <u>This will consider the development, design and layout. including a full consideration of the heritage setting of the site.</u> <i>Amend bullet point 4 as follows:</i> Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site <i>Amend penultimate bullet point as follows:</i> Development will protect and enhance the local distinctive character <u>the special architectural and historic interest of the Speen Conservation Area.</u> <i>Update indicative site plan to reflect further landscape work and access point</i> <i>Amend legend as follows:</i> Potential Access <u>Access</u> Tree/Hedge Planting Required Landscape Buffer (<u>in accordance with LCA</u>)

Ref	Page	Policy/ Paragraph	Main Modification
MM7	16	HSA3	<i>Amend developable area as follows:</i> ... approximately 2.5 <u>3.3</u> hectares.....
MM8	16	HSA3	<i>Add new bullet point as follows:</i> <ul style="list-style-type: none"> • <u>The following landscape mitigation is required soften the edge and help integrate the site into the landscape:</u> <ul style="list-style-type: none"> ○ <u>Retention of vegetation along Stoney Lane, except at the access point</u> ○ <u>Development will be set back from Stoney Lane and a wide landscape buffer provided.</u> ○ <u>Development will be set back from the northern boundary and a woodland belt provided</u> <p><i>Update indicative site plan to show a landscape buffer</i></p>
MM9	18	HSA4	<i>Amend developable area as follows:</i> ... 8.5 approximately <u>7.7</u> hectares.....
MM10	21	HSA5	<i>Amend relevant bullet point as follows:</i> Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected <u>habitats and species</u> are not adversely affected. <i>Add additional bullet point as follows:</i> <u>Development on the site will connect to the mains sewerage system and an integrated water supply and drainage strategy will would be required for this site.</u>
MM11	22	HSA6	<i>Amend the sixth point of policy HSA6 as follows:</i> A heritage impact assessment will be required to assess the impact of development on the Grade II listed Poplar Farmhouse and its setting <u>and to inform development on the site. Development will be required to ensure the conservation and enhancement of the Farmhouse and its setting.</u> <i>Update indicative site plan in relation to listed building</i> <i>Amend legend as follows:</i> Required Landscape Buffer (in accordance with LCA)
MM12	23	HSA6	<i>Amend developable area as follows:</i> ... approximately 0.7 <u>1.1</u> hectares.....
MM13 (as amended by PMC40)	25	HSA7	<i>Amend the fifth bullet point of policy HSA 7 as follows:</i> Where possible, <u>To facilitate the future provision of a footways to link from the site with existing footways fronting St Finian's School.</u>
MM14	28 & 29	HSA8	<i>Amend 2nd bullet point as follows:</i> The site will be accessed from <u>either Clements Mead or</u>

West Berkshire Housing Site Allocations DPD

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Sulham Hill, with the final access being determined by the <u>LVIA</u>, in order to preserve the semi-rural character of Sulham Hill.</p> <p><i>Consequent amendments to indicative site plan and legend</i></p>
MM15	28	HSA8	<p><i>Amend developable area as follows:</i> This site is 1.4 hectares with <u>has</u> a developable area of approximately ± 1.2 hectares and will deliver in accordance with the following parameters:</p>
MM16	30	2.26	<p><i>Amend developable area of both sites as follows:</i> ... EUA003 (0.8 <u>approximately 0.7</u> hectares) and EUA008 (3.2 hectares with a developable area of 2.2 <u>approximately 2.5</u>)</p>
MM17	34	HSA11	<p><i>Amend developable area as follows:</i> ... approximately 1.2 <u>1</u> hectares.....</p>
MM18	36	HSA12	<p><i>Amend the beginning of the policy, the first bullet point and the seventh bullet point (sub-bullet 2) as follows:</i> The site has a developable area of 1.7 <u>approximately 4</u> hectares and will be delivered in accordance with the following parameters: The provision of approximately 100 <u>between 150 and 200</u> dwellings... The scheme will comprise a development design and layout that will:</p> <p>Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi-continuous development frontage would act as a buffer to protect the rear gardens. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants. <i>Update indicative site plan to show revised developable area.</i> <i>Consequent amendments to settlement boundary map in Appendix 6.</i></p>
MM19	38	HSA13	<p><i>Amend policy bullet point 6.2 as follows:</i> Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi-continuous development frontage would act as a buffer to protect the rear gardens. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.</p>
MM20	38	HSA13	<p><i>Amend developable area as follows:</i> ... of just under a <u>approximately 1</u> hectare.....</p>
MM21	40 & 41, 107,1 08 & 110, 141	Policy HSA 14 Appendix 1 and Appendix 6	<p><i>Delete policy, indicative site plan and delivery and monitoring section from DPD</i> <i>Removal of site and figures in relevant text and tables in Appendix 1</i> <i>Removal of site from Theale map in Appendix 6</i> <i>Amend paragraph 2.28 as follows:</i></p>

Ref	Page	Policy/ Paragraph	Main Modification
			The settlement boundary of Theale has been redrawn around the developable area of the site being allocated, and around the whole committed south Lakeside site. <u>The southern portion of the site already has an extant planning permission for residential development and inclusion of the whole site would help to enable a comprehensive scheme which takes account of the nature and character of the area.</u> No other changes have been made. This is shown on the Policies Map and a map of Theale can be found in Appendix 6.
MM22	42	HSA15	<i>Amend policy as follows:</i> The site has a developable area of 2.3 <u>3.4</u> ha <u>hectares</u> ... Provision of approximately 70 <u>100</u> dwellings... <i>Update indicative site plan to show the revised developable area and to reflect removal of site ref THE003.</i> <i>Amend legend as follows:</i> Tree/Hedge Planting Required Landscape Buffer (<u>in accordance with LCA</u>) <i>Consequent amendments to settlement boundary map of Theale in Appendix 6</i>
MM23	45	HSA16	<i>Amend developable area as follows:</i> ... approximately 3.5 <u>4.8</u> hectares.....
MM24	47	HSA17	<i>Amend developable area as follows:</i> ... approximately 2 <u>2.7</u> hectares.....
MM25	50	HSA18	<i>Amend developable area as follows:</i> ... approximately 1 <u>1.2</u> hectares..... <i>Amend the indicative site plan as follows:</i> <i>Extend the developable area in the north western part of the site to include land behind 13 Orchard Close</i> <i>Extend the site boundary in the north to include the area required in the policy to be kept as open space/biodiversity corridor.</i> <i>Consequent amendment to legend as follows:</i> <u>Required Open Space/Biodiversity Corridor</u> <i>Consequent amendments to settlement boundary map in Appendix 6.</i>
MM26	53	HSA19	<i>Amend developable area as follows:</i> ... approximately 5 <u>5.7</u> hectares.....
MM27	53	HSA19	<i>Add bullet point to policy as follows:</i> <u>Provision of permanent allotments in association with the development of the site will be explored.</u>
MM28	55	HSA 20 and indicative site plan	<i>Amend 2nd bullet point as follows:</i> To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane ₁₇ with additional access points to be delivered via The Park

Ref	Page	Policy/ Paragraph	Main Modification
			<p>and/or Essex Place. To enhance permeability through the site <u>pedestrian and cycle links will be provided to enable connection with existing housing and the land to the north west of the site.</u> it is preferred to have more than one access serving the development In addition, connections for pedestrians to link the existing housing with the development will be provided.</p> <p><i>Consequent amendments to indicative site plan as follows:</i> Remove all orange 'potential access' arrows Add red 'access' arrow from Lynch Lane Add two new pedestrian/cycle links to the north west Amend legend as follows: Required Landscape Buffer (in accordance with LSA)</p>
MM29	55	HSA20	<p><i>Amend 5th and 6th bullet points as follows:</i> Development will need to ensure the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn SSSI/SAC and any development. In light of an <u>initial</u> Phase 1 Habitat Survey it is considered that no development shall take place within 15m of the outer edge of Flood Zone 2, allowing a minimum buffer/stand-off from the SSSI/SAC of 38m (max. 88m). Development will be informed by an <u>further</u> Extended Phase 1 Habitat Survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected <u>habitats and species</u> are not adversely affected.</p> <p><i>Amend 10th bullet point as follows:</i> <u>Development on the site will connect to the mains sewerage system.</u> Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated water supply and drainage strategy <u>will be required.</u> particularly useful for this site</p>
MM30	55	HSA20	<p><i>Amend developable area as follows:</i> ... approximately <u>3 4.5</u> hectares.....</p>
MM31	57	HSA21 and HRA pages 14 and 15	<p><i>Amend 7th bullet point as follows:</i> <u>Development on the site will connect to the mains sewerage system.</u> Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated water supply and drainage strategy <u>will be required for this site.</u> Would be particularly useful for this site</p> <p><i>Add another bullet point as follows:</i> <u>Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<u>affected.</u>
MM32	57	HSA21	<i>Amend developable area as follows: ... approximately 0.6 <u>0.8</u> hectares.....</i>
MM33	60	Indicative site plan for Policy HSA 22	<i>Amend indicative site plan as follows: Remove sub-station from developable area. Replace tree/hedge planting along Pangbourne Hill with narrow landscape buffer and extend across the front of the electricity sub-station Move potential access arrow to west of the electricity sub-station and confirm it will be the access to the site Extend the site boundary to the north of the sub-station in order to accommodate the main road to the site and widen the landscape buffer accordingly. Consequent amendment to legend as follows: Tree and Hedge Planting Required Landscape Buffer (<u>in accordance with LSA</u>) Consequent amendments to settlement boundary map in Appendix 6.</i>
MM34	59	HSA22	<i>Amend developable area as follows: ... approximately 2.4 <u>2.24</u> hectares.....</i>
MM35	61	HSA23	<i>Amend developable area as follows: ... 0.58 approximately <u>0.6</u> hectares..... Amend the indicative site plan as follows: Remove the protected trees in the eastern part of the site from the developable area Amend legend as follows: Required Landscape Buffer (<u>in accordance with LCA</u>)</i>
MM36	61	HSA23	<i>Add new bullet point: <u>An arboricultural survey will be required to inform the delivery of the site as there are protected trees present.</u></i>
MM37	63	2.54	<i>Delete final bullet point: Boundary altered to south of Chieveley at Green Lane to follow curtilage of dwellings. Includes sites CHI017 and CHI001 Consequent amendments to settlement boundary map.</i>
MM38	65	HSA24	<i>Add a final sentence to the final bullet point of the policy as follows:<u>It will also explain how the special architectural and historic interest of the Compton Conservation Area and its setting has been taken into account.</u></i>
MM39	64	HSA24	<i>Amend developable area as follows: ... approximately 7 <u>9.1</u> hectares.....</i>
MM40	67	HSA25	<i>Amend developable area as follows:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			... approximately 0.8 <u>1.1</u> hectares.....
MM41	67-68	HSA25	<p><i>Amend second bullet point as follows:</i> The site will be accessed via Station Road and <u>Charlotte Close</u> with the provision of linkages through the site to HER004 (Land to the south east of the Old Farmhouse).</p> <p><i>Consequent amendment to the indicative site plan to add a second access arrow at Charlotte Close.</i> <i>Amend legend as follows:</i> Required Landscape Buffer (<u>in accordance with LCA</u>)</p>
MM42	67	HSA25	<p><i>Delete sub-bullet 4 of bullet point 5:</i> It is expected that the site is developed comprehensively together with HER004 (Land to the south east of The Old Farmhouse) to ensure an integrated development. Both sites should ensure consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two</p>
MM43	69	HSA26	<p><i>Amend developable area as follows:</i> ... approximately 0.5 <u>0.6</u> hectares.....</p>
MM44	69	HSA26	<p><i>Delete sub bullet 3 of bullet point 2:</i> It is expected that the site is developed comprehensively together with HER001 (Land off Charlotte Close) to ensure an integrated development. Both sites should ensure consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two. <i>Amend bullet point 4 as follows:</i> The site will be accessed via Lipscombe Close with the <u>provision of linkages through the site to HER001 (Land off Charlotte Close)</u>. Access can <u>also</u> be provided off Station Road if the site is developed in conjunction with HER001. An additional access to the site can be obtained via Lipscombe Close, with the provision of linkages through the site to HER001 (Land off Charlotte Close). <i>Amend indicative site plan:</i> <i>Extend the south eastern boundary of the site slightly southwards to show the developable area of the site includes the access to Lipscombe Close with the landscape buffer widened to the south.</i> <i>Amend legend as follows:</i> Required Landscape Buffer (<u>in accordance with LCA</u>) <i>Consequent amendments to settlement boundary map in Appendix 6.</i></p>
MM45	69	HSA26	<p><i>Amend bullet point 6:</i> An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. <u>A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site.</u> <u>The final developable area will be dependent upon the extent of any Appropriate avoidance and mitigation</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			measures will need required to be implemented, to ensure any protected species are <u>will not be</u> adversely affected.
MM46	70	2.57	<i>Add additional bullet point:</i> <u>Boundary altered to include the properties at Hermitage Green</u>
MM47	79	TS 3 Para 1.42 Para 3.9	<i>Delete policy, supporting text and indicative site plan.</i> <i>Update subsequent policy numbers.</i> <i>Remove paragraph 1.42 as follows:</i> Further work is underway to see if the Clappers Farm site that was included as a preferred option has potential to accommodate the needs for Gypsies and Travellers in the longer term. It has therefore been allocated as an area of search. <i>Amend paragraph 3.9 as follows:</i> Clappers Farm Area of Search (GTTS6)
MM48	85	C1	<i>Include the following settlements in the table:</i> <u>Burghfield, Curridge, Donnington, Eddington, Upper Bucklebury, Wickham.</u>
MM49	84-85	C1 and para 4.9	<i>Amend 3rd sentence of policy as follows:</i> Exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers, and extension to or replacement of existing residential units and <u>limited infill in settlements in the countryside with no defined settlement boundary.</u> <i>Remove the first sentence of para 4.9 as follows:</i> In the wider countryside, residential development will be restricted to the provision of rural workers accommodation, or the conversion or replacement of an existing dwelling.
MM50	93-94	New para after 4.37 And para 4.42	<i>Include after existing paragraph 4.37:</i> <u>There are a number of existing educational and institutional establishments within the rural area of West Berkshire. Policy C5 does not apply to these uses. The policy provisions for new development associated with these establishments are set out in saved policy ENV.27 of the West Berkshire District Local Plan.</u> <i>Subsequent paragraphs need re-numbering.</i> <i>Amend first sentence of paragraph 4.42 as follows:</i> Many people work in rural areas in offices, schools, workshops.....
MM51	93	C5	<i>Reword criterion vii as follows:</i> No dwelling serving or closely associated with the rural enterprise has recently been <u>either sold or changed converted</u> from a residential use or otherwise separated from the holding within the last 10 years. <u>The act of severance may override the evidence of need.</u> of the application for a new dwelling or converted from a

Ref	Page	Policy/ Paragraph	Main Modification
			residential use.
MM52	100	P1	<p><i>Amend table as follows:</i> Merge columns for 1 and 2 bed flats in EUA zones, so 1 & 2 bed flats require 1.5 spaces. Change the requirement for 2 bed flats in zone 1 to 1 space per dwellings in line with 2 bed houses in this zone. Amend column heading to read -Flats (+1 additional space per 5 flats for visitors)</p>
MM53	121	Appendix 4: Glossary	<p><i>Inclusion of a definition of a 'developable area':</i> <u>The site area in the policy relates to the developable, or gross area, shown in blue on the accompanying indicative site plan.</u> <u>For some sites, the developable area shown on the plan is smaller than the site area shown by the red line. This is to take account of physical or landscape issues which limit development of the whole site. Areas of land unsuitable for development, such as wooded areas, flood zones or those areas deemed unacceptable for development in landscape terms have been excluded from the developable area.</u> <u>For the purposes of calculating the approximate number of dwellings an adjustment has been made to allow for any landscape buffers, main access roads, open space and any other infrastructure or community provision. Densities have then been applied to the "net" area. No adjustment has been made for small sites of under 0.4 hectares. For sites of greater than 0.4 hectares but less than 2 hectares it has been assumed that the net area is 80% of the gross area and for sites of over 2 hectares, 70%. For most sites an average density of 30 dwellings per hectare has been assumed, with a lower density of 20 dwellings per hectare in the AONB.</u> <u>In some cases, where LCA/LSA has specified the need for a landscape buffer, the net area has been taken to be the same as the gross or developable area. Where this is the case the detailed requirements for the open space/landscape buffer are set out in the site policy.</u> <u>The net area achieved will depend on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and specific site characteristics. Final densities will depend on the housing type and mix. Approximate numbers are therefore given in the site policies to enable some flexibility at the more detailed design stage.</u></p>
MM54 (as amended by PMC46)	124 26, 31, 33, 35, 54, 58,	Appendix 4: Glossary Indicative site plans for HSA7, HSA9, HSA10,	<p><i>Inclusion of a definition of a 'landscape buffer':</i> <u>The area shown as a landscape buffer on the indicative site plan which accompanies each site policy should be regarded as an area where all built development is excluded. The size of each of the buffers has been assessed as appropriate for that particular location in order to mitigate the impact of new development. Landscape</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
	66	HSA11, HSA19, HSA21, HSA24	<p><u>buffers are designed to meet a number of purposes which will vary from site to site. Further details are set out in the relevant Landscape Sensitivity/Capacity Assessments (LSA/LCA) but in general these are to:</u></p> <ul style="list-style-type: none"> • <u>Integrate the development into the surrounding landscape pattern</u> • <u>Protect existing landscape features and sensitive landscapes such as the AONB or built environments such as Conservation Areas</u> • <u>Contain the development or limit it to a certain area (such as below a particular contour) or relate it to the existing settlement pattern</u> • <u>Respond to the local open space pattern</u> • <u>Screen the housing to limit visual intrusion or soften the urban edge</u> • <u>Provide new landscape features to enhance the local landscape as a landscape benefit of the development</u> • <u>Protect the landscape character of gateways to the settlement</u> • <u>Act as an acoustic buffer</u> • <u>Conserve and enhance biodiversity</u> <p><u>Where appropriate, the following features are considered suitable in a landscape buffer:</u></p> <ul style="list-style-type: none"> • <u>Woodland</u> • <u>Tree belts and tree groups</u> • <u>Hedgerows and hedgerow trees</u> • <u>Grassland and meadow</u> • <u>Wetland and SuDS</u> • <u>Informal open space with footpaths, picnic areas</u> • <u>Agricultural use, particularly pasture</u> • <u>Orchards and foraging area</u> • <u>Village greens</u> <p><u>The following would not normally be included in order to avoid urbanisation of the buffer but may be acceptable in some locations if specified in the DPD or LSA/LCA or agreed through a more detailed LVIA:</u></p> <ul style="list-style-type: none"> • <u>Private gardens</u> • <u>Allotments</u> • <u>Play equipment</u> • <u>Community buildings</u> • <u>Sports facilities and other formal recreational facilities</u> • <u>Road access to the adjoining housing allocation provided it is in keeping with the character of the receiving landscape. Lighting is unlikely to be acceptable.</u> <p><u>Where buffers lie on the outer edge of a site next to open countryside they are shown outside of the proposed</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>settlement boundary and are considered to be part of the open countryside not the development area. This approach accords with the Council's criteria for the review of settlement boundaries.</u></p> <p><i>Consequent amendments to relevant indicative site plans where these have not been picked up in other main modifications:</i></p> <p><i>Policy HSA 7</i> <i>Amend legend as follows:</i> <u>Required Landscape Buffer/Garden (in accordance with LCA)</u></p> <p>Policy HSA 9 Amend legend as follows Tree/Hedge Planting <u>Required Landscape Buffer (in accordance with LCA)</u> Required Woodland Buffer</p> <p>Policy HSA 10 <i>Amend legend as follows:</i> Tree/Hedge Planting <u>Required Landscape Buffer (in accordance with LCA)</u> Required Woodland Buffer</p> <p>Policy HSA 11 <i>Amend legend as follows:</i> <u>Required Landscape Buffer (in accordance with LSA)</u></p> <p>Policy HSA 19 <i>Amend legend as follows:</i> Potential Possible Foot & Cycle Link Right of Way to be Retained Required Woodland Buffer <u>Required Landscape Buffer (in accordance with LSA)</u></p> <p>Policy HSA 21 <i>Amend legend as follows:</i> Tree and Hedge Planting <u>Required Landscape Buffer/Garden (in accordance with LCA)</u></p> <p>Policy HSA 24 <i>Amend legend as follows:</i> Tree and Hedge Planting <u>Required Landscape Buffer (in accordance with Landscape Framework)</u></p>
MM55	125	Appendix 4: Glossary	<p><i>Inclusion of a definition of a 'masterplan':</i> <u>A Master Plan provides design guidance for areas that are likely to undergo some form of development. They should be:</u></p> <ul style="list-style-type: none"> <u>Visionary, raising aspirations for an area,</u>

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

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	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Past Completions - Allocated Sites	390	236	50	7	0	0	0	127	140	183										
Past Completions - Unallocated Sites	674	447	478	239	199	162	552	330	356	442										
Core Strategy Strategic Sites											83	298	375	327	342	209	110	110	110	110
Sites with planning permission											313	162	295	403	215	91	90	65		
Identified sites											62	105	107	114	217					
windfall allowance											8	39	65	80	92					
HSA DPD Site Allocations												110	469	501	120	100	100	100	75	75
Total Past Completions	1064	683	528	246	199	162	552	457	496	625										
Total Projected Completions											466	714	1311	1425	986	400	300	275	185	185
Cumulative Completions	1064	1747	2275	2521	2720	2882	3434	3891	4387	5012	5478	6192	7503	8928	9914	10314	10614	10889	11074	11259
PLAN - Strategic Allocation (annualised)	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525	525
PLAN Cumulative Allocation	525	1050	1575	2100	2625	3150	3675	4200	4725	5250	5775	6300	6825	7350	7875	8400	8925	9450	9975	10500
MONITOR - No. dwellings above or below cumulative allocation	539	697	700	421	95	-268	-241	-309	-338	-238	-297	-108	678	1578	2039	1914	1689	1439	1099	759
MANAGE - Annual requirement taking account of past/projected completions	525	497	486	484	499	519	544	544	551	556	549	558	539	428	262	117	47	-38	-195	-574

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Report to West Berkshire Council

by David Hogger BA MSc MRTPI MCIHT

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 06 April 2017

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

**REPORT ON THE EXAMINATION INTO THE WEST BERKSHIRE HOUSING SITE
ALLOCATIONS DEVELOPMENT PLAN DOCUMENT**

(PART OF THE WEST BERKSHIRE LOCAL PLAN)

Document submitted for examination on 6th April 2016

Examination hearings held between 21st June 2016 and 14th July 2016

File Ref: PINS/W0340/429/6

Abbreviations Used in this Report

AA	Appropriate Assessment
AONB	Area of Outstanding Natural Beauty
CA	Conservation Area
CS	West Berkshire Core Strategy Development Plan Document
DPD	Development Plan Document
Dph	Dwellings per hectare
EA	Eastern Area
ha	Hectare
HSADPD	West Berkshire Housing Site Allocations Development Plan Document
LDS	Local Development Scheme
MM	Main Modification
NP	Neighbourhood Plan
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
WBLP	West Berkshire Local Plan (currently in course of preparation)

The references in the foot-notes are to documents that can be found in the Examination library.

The references to 'Site Plan' refer to the plans that accompany the allocation policies within the HSADPD itself.

Non-Technical Summary

This report concludes that the West Berkshire Housing Site Allocations Development Plan (HSADPD) provides an appropriate basis for the planning of the area, providing a number of modifications are made to the plan. West Berkshire Council has specifically requested me to recommend any modifications necessary to enable the plan to be adopted.

All the modifications were proposed by the Council and were subject to public consultation and I have recommended their inclusion after considering the representations on them from other parties.

The Main Modifications can be summarised as follows:

- the clarification of the role of the DPD, its relationship to the adopted Core Strategy, the Policies Map, Neighbourhood Plans, and the forthcoming 'new' Local Plan;
- the amendment of the developable area in relation to several of the allocated housing sites (in the interests of accuracy);
- an increase in the housing allocations at HSA 12 (Calcot) and HSA 15 (Theale);
- the deletion of policy HSA 14 (North Lakeside, Theale);
- the deletion of policy TS 3 – Clappers Farm Area of Search;
- the clarification of access and footway arrangements in relation to a number of allocations;
- the requirement for the provision of sewerage, water supply and drainage infrastructure in relation to a number of allocations;
- the identification of the area referred to in policy HSA 18 (Woolhampton) as being retained for wildlife habitat/open space;
- confirmation of the Council's approach to the review of settlement boundaries and limited infill in countryside settlements with no boundary;
- clarification of the Council's parking requirements in policy P 1; and
- the inclusion of references in a number of policies to landscape mitigation measures; the protection of heritage assets; and the provision of arboricultural and ecological surveys.

Introduction

1. This report contains my assessment of the West Berkshire Housing Site Allocations Development Plan Document (HSADPD) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. The National Planning Policy Framework (paragraph 182) makes clear that to be sound, a Local Plan should be positively prepared; justified; effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the Proposed Submission Plan dated November 2015.

Main Modifications

3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any main modifications (MM) needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted. This Report explains why the recommended MMs, all of which relate to matters that were discussed at the Examination hearings, are necessary. These main modifications, referenced in bold in the report (**MM**) are set out in full in the Appendix. For the avoidance of doubt there is no MM4 because circumstances have changed since the MMs were published (see paragraph 41).
4. Following the hearings, the Council prepared a schedule of the proposed MMs and carried out a sustainability appraisal (SA) of them. The schedule and SA have been subject to public consultation for over six weeks and I have taken into account the consultation responses in coming to my conclusions in this report.

Policies Map

5. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted plan. In this case the submissions policy map comprises the plans as set out throughout the submitted document.
6. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published main modifications do require corresponding changes to be made to the policies map and I am satisfied that any such changes have been subject to appropriate public consultation. In the interests of completeness I have attached to the Appendix the changes to the Site Plans that are included within the HSADPD itself. When the HSADPD is adopted, in order to comply with the legislation and give effect to the Plan's

policies, the Council will need to update the adopted policies map to include, where appropriate, all the changes now proposed.

Preliminary Matters

The Consideration of Alternative Sites for Housing

7. To accord with paragraph 182 of the NPPF and in the interests of brevity, the focus of this Report is on the soundness of the submitted Plan rather than on individual objections. Consequently it is only necessary for me to refer to alternative sites for housing allocations (omission sites) in circumstances where there is sufficient cause to justify comparing the soundness of the Council's proposals with other options that may be available (i.e. where there is sufficient doubt that the most sustainable and appropriate strategy is being followed by the Council).

Current and Recent Planning Applications

8. A number of allocated and non-allocated housing sites have been granted planning permission during the course of the Examination (or are currently being considered by the Council). It is not appropriate for me to comment on detailed proposals and for the avoidance of doubt I do not refer to all of them in this Report.

Developable Areas

9. There were a significant number of inaccuracies in terms of the size of the developable areas as identified in the allocation policies. The Council has re-assessed the hectarages referred to¹ and is proposing to include a definition of 'developable area' in the Glossary. For the avoidance of doubt the changes to the site areas are included in this Report as Main Modifications. It should be recorded that there are no changes to the number of dwellings proposed on these sites, except where there is a specific MM to that effect.
10. It is the Council's objective (CS Strategic Objective 2) to ensure that land is 'developed at densities which make the most efficient use of land whilst responding to the existing built environment' and there is no reason to conclude that there is insufficient flexibility in the allocation policies to enable that objective to be achieved (for example by the use of the word 'approximately').

Settlement Boundaries

11. Issues were raised by some representors regarding the delineation of the settlement boundaries. Only the boundaries of settlements within the settlement hierarchy have been reviewed and the Council has used an appropriate list of criteria (HSADPD Appendix 6) on which to base the review.
12. A particular issue arose with regard to the settlement boundary at Firlands Farm, Burghfield Common – a site that has outline planning permission for residential development but which is outside the settlement boundary. It was

¹ Ref: PS/04/05/58

suggested that the site should be included within an amended settlement boundary and/or referred to in the text of the Plan. At my request the Council reconsidered the matter (Ref: PS/04/05/25) but concluded that a reference to this site in the Plan or an amended settlement boundary was not necessary.

13. The principle of development on the site has been established through the granting of planning permission and therefore I do not consider the issue to be one of soundness. The Council did suggest a potential addition to the supporting text but any such amendment would be minor in nature and it would therefore be up to the Council to decide whether or not to include it in the HSADPD.
14. The inclusion of the allocated sites within the settlement boundary is logical and I note that the Council is proposing to review all the boundaries again in the West Berkshire Local Plan (WBLP), on which work has already started (estimated adoption in 2019). In order to clarify the situation the Council is proposing to include further explanatory text on the matter and I agree that this is required in order to demonstrate that the most appropriate strategy (with regard to settlement boundaries) is being proposed. **MM2** is therefore recommended. Unless referred to elsewhere in this Report I am satisfied that the Council's overall approach to the settlement boundary review is sound.

Public Consultation

15. A number of interested parties expressed dis-satisfaction with the public consultation on the HSADPD that was undertaken by the Council. However, the Statement of Consultation (and associated Appendices)² clearly sets out who has been consulted; at what stage in the process; and what the broad outcomes of the consultation were.
16. It is clear that the Council is fully aware of the views of local residents and others and that these have been given due consideration. The requirements of the Council's Statement of Community Involvement³ have been met and the statutory consultation has been undertaken in accordance with the relevant Regulations.

Assessment of Duty to Co-operate

17. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
18. The Council's Duty to Co-operate Statement⁴ (April 2016) sets out the strategic planning issues and priorities (including housing needs and housing growth); identifies the relevant bodies that have been involved; summarises the actions and outcomes stemming from the strategic working; and includes a Memorandum of Understanding between the Berkshire Unitary Authorities on strategic planning and the duty to co-operate. It also indicates how on-going co-operation will be ensured. Bearing in mind the function of the HSADPD, as

² Ref: CD/01/07

³ Ref: CD/01/12

⁴ Ref: CD/01/09

a daughter document to the adopted Core Strategy (CS), I am satisfied that the relevant cross-boundary strategic matters have been appropriately addressed. No evidence was submitted to demonstrate that co-operation has not occurred and it can be concluded that the Council has engaged constructively, actively and on an on-going basis and that the duty to co-operate has been met.

Assessment of Soundness

Preamble: The Role of the Site Allocations Development Plan Document

19. A number of concerns were raised by respondents regarding the function of the HSADPD; the relationship between the HSADPD and the adopted CS; and the weight to be attached to the recently published 'Berkshire (including South Bucks) Strategic Housing Market Assessment' (February 2016)⁵.
20. The Council's intention is that the HSADPD should be the document that takes forward in more detail the policies and proposals that are embedded in the adopted CS. This is an appropriate approach to take and there is no requirement, as part of this Examination, to reconsider the housing need and provision that is set out in the CS. That said, a number of concerns were raised regarding the delivery of, in particular, the Sandford Strategic Site Allocation (policy CS 3 of the CS) and the consequence that this may have in terms of housing supply. I address this matter in paragraph 33.
21. Neighbourhood Plans (NP) are important tools that enable local communities to deliver the sustainable development that they need in a way that they can support. There is currently no reference to the role that NPs can play in contributing to meeting the needs of West Berkshire. In order to ensure the HSADPD is positively prepared and consistent with national policy it is recommended that text is included in the Plan with regard to the role of NPs (**MM3**).
22. I am satisfied that the function of the HSADPD and its relationship to other Council planning documents (including the forthcoming WBLP which is referred to in Appendix 1 of the Plan) is sufficiently clear.

Main Issues

23. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified ten main issues upon which the soundness of the Plan depends.

Issue 1 – Whether or not the Council's broad approach to delivering sustainable housing development, including overall housing numbers and the requirements of policy GS 1, are justified

The Council's Broad Approach, the Spatial Strategy and Overall Housing Numbers

⁵ Ref: CD/02/01

24. As referred to above, the role of the HSADPD, as a daughter document to the CS, is clear. The CS establishes the overall housing requirement and this is distributed between the four spatial areas as set out in the CS. The HSADPD allocates the sites that are required to accommodate the proposed growth.
25. Appendix 4 of the Council's Statement for Issue 1 clearly sets out the housing requirement and proposed supply. Only in the Eastern Area (EA) is the housing requirement not likely to be met but this is partly addressed through the 'over-provision' of housing elsewhere in West Berkshire. There are three fundamental reasons given by the Council for the 'under-supply' in the EA – namely the proximity of the North Wessex Downs Area of Outstanding Natural Beauty (AONB); flood risk; and highway capacity. Further justification for the Council's approach, to which I have attached weight, is given in PS/04/05/08 (as revised).
26. I share the Council's concerns regarding the need to conserve the landscape and scenic beauty of the AONB and to avoid inappropriate development in areas at risk of flooding. The Council's approach to these matters is in accordance with national advice. With regard to highway capacity the evidence is less persuasive, especially as capacity improvements in the area have recently been undertaken or are proposed. The Council, however, considers it prudent to await the outcome of traffic surveys following the opening of the Ikea store at Calcot in July 2016.
27. I understand the Council's position regarding the need for up-to-date evidence and it is clear to me that the traffic implications of development in the EA are of significant concern to many local residents. On that basis, and taking into account the proposed housing provision in the District as a whole (which significantly exceeds the overall CS requirement), I consider the Council's cautious approach in the Eastern Area at this time to be reasonable, especially as it is a matter that will need to be addressed as part of the preparation for the forthcoming WBLP. In reaching this conclusion I have attached weight to the fact that the Council is proposing to increase housing numbers for some sites in the EA and that there is evidence that other additional housing development may come forward which would further reduce the deficit⁶ in this spatial area.
28. With regard to housing provision in the AONB it is clear that the Inspector who examined the CS concluded that there should be a cap of 2,000 new dwellings in the AONB for the period 2006-2026. In terms of housing numbers the Council's Note on Housing Development within the AONB (PS/02/16) confirms that in the AONB, as at March 2016, 1,230 dwellings had been completed, 200 units had planning permission, and a further 385 dwellings are allocated – a total of 1,815.
29. The Council has undertaken further sensitivity testing with regard to the windfall allowance and if the trend of the last five years is projected forward, this would lead to a windfall allowance of 193 dwellings (for the period 2016 – 2026). This would give a total of 2,008 dwellings (it should be noted that no allowance has been made for permissions lapsing). Bearing in mind the restrictive policies that apply to the AONB and the diminishing likelihood that

⁶ Ref: PS/04/05/08 as revised; PS/04/05/18 and PS/04/05/19

major development in the AONB would be in the public interest, then I am satisfied that the Council's approach to allocating housing in the AONB is justified.

30. On the evidence submitted it can be concluded that there is a need for housing in the AONB (which covers almost 75% of the District); that in terms of sustainability, Hungerford is an appropriate settlement to accommodate much of that need; and that the Council's landscape-led approach to identifying potential housing sites in the AONB (as summarised in PS/04/05/10) is justified.
31. As already referred to, it is currently estimated by the Council that about 2,008 dwellings will come forward in the AONB, a number that is broadly compatible with the CS figure. Bearing in mind it is currently estimated that the WBLP (which will re-assess housing need and distribution) will be adopted by November 2019⁷, I consider this is a pragmatic and reasonable route to follow because the Council will shortly have the opportunity to reconsider its approach to sustainable development in the AONB in the light of the current housing evidence at that time. I am satisfied that the very small 'over-provision' of housing in the AONB is not of such significance that it threatens the overall soundness of the HSADPD.
32. In order that the HSADPD reflects the most up-to-date position, the Council proposes to modify the section of the document entitled 'Approach to housing numbers' and Appendix 1 which includes housing land supply figures and two trajectories. It is proposed to take a consistent approach to the windfall allowance (i.e. the figures for the AONB and for the remainder of the District are now both for five years). Bearing in mind the anticipated completion of the WBLP in 2019, I am satisfied that the Council's approach is justified. Even if work on the new local plan is delayed (and there is no reason to conclude that this is likely) then the Council's monitoring process would identify any issues that may need to be addressed to ensure that the appropriate provision of housing (and other land uses) is satisfactorily secured. The provision of a single trajectory relating to the CS housing requirement is justified in the interests of clarity and **MM1** is therefore recommended.
33. Turning briefly to the situation with regard to the strategic site allocation at Sandlesford Park (CS policy CS 3). It is correct that progress on bringing the site forward has been slower than originally anticipated. Nevertheless the Council is clearly in continuing discussions with the developers and agents and has undertaken its own work to help secure delivery (for example in relation to highway improvements). A deadline of November 2017 has been agreed for the completion of further work in support of the proposal and the Council is confident that a resolution to the outstanding issues will be achieved. There is no reason to doubt that a satisfactory outcome will be forthcoming but even if it is not, it will be the role of the WBLP to address any outstanding issues of housing need and supply at that time, based on the most up-to-date evidence.

Terminology Used

34. A number of the allocations refer to 'the developable area' but the extent of

⁷ Local Development Scheme (October 2015)

such areas is not always clear. Similarly the definition of the terms 'landscape buffer', 'masterplan', and 'parking zones' (which are used in a number of policies) are not sufficiently clear. Consequently, in order to ensure effectiveness, it is proposed to include a definition of the aforementioned phrases in the Glossary and these changes are recommended in **MM53, MM54, MM55** and **MM56**. Some concerns were raised regarding the definitions proposed by the Council but I am satisfied that none of the wording threatens the soundness of the HSADPD. It is clear that these are broad definitions that are required for guidance and that they do not form part of any policy.

The Requirements of Policy GS 1

35. Policy GS 1 is the General Site Policy which establishes the information and requirements that will be expected to accompany a planning application for an allocated site. Concerns were expressed regarding the expectation that a single planning application (outline or full) would be submitted for each allocated site. However, this would encourage a comprehensive approach to be taken and ensure the timely provision of infrastructure. It is right that the Council should seek appropriate ways to achieve the satisfactory delivery of the allocated sites and the reference to this objective in the policy ensures that it will be effective.

Conclusion on Issue 1

36. Bearing in mind that work on the review of the WBLP has already commenced, I am satisfied that the Council's broad approach (as modified) to delivering sustainable housing development is justified and accords sufficiently with the framework provided by the adopted CS.

Issue 2 – The appropriateness of the site selection process

The Site Selection Process

37. Concerns were raised regarding the approach to site selection taken by the Council and in particular with regard to the consideration of reasonable alternatives. However, the Background Paper (reference CD/02/03) includes a section entitled 'Approach to the Housing Allocations DPD' and it sets out the Council's approach to the delivery of housing. In particular Appendix B summarises the site selection process.

38. A more rigorous assessment of potential development sites is included within the Sustainability Appraisal/Strategic Environmental Assessment (CD/01/03 and CD/01/04). This was evolving 'evidence' which was discussed with relevant technical experts, Town and Parish Councils and other interested parties as appropriate. Public consultation has been a key component of the process.

Conclusion on Issue 2

39. It must be remembered that this DPD is not starting afresh in terms of

housing numbers or the broad locations for development but that its function is to put flesh on the bones provided by the CS. On that basis I am satisfied that the Council has adopted a proportionate, inclusive, sufficiently detailed and justified approach to the selection of sites and that it is sound.

Issue 3 – Whether or not the allocation policies for the Newbury and Thatcham Spatial Area are justified

Newbury (HSA 1 to HSA 4)

40. Newbury is the focus for substantial residential growth over the coming years and the CS allocates two strategic sites at Newbury Racecourse and Sandford for a total of about 3,500 dwellings. Against this background a further 4 sites are allocated in the HSADPD.
41. The requirements of policy HSA 1, land north of Newbury College, will ensure that the development of the site will be undertaken in a sustainable way. The Council initially proposed that the draft policy should be amended to refer to 'approximately 0.7ha'. However, having considered the consultation responses to the proposed MMs, it is clear that this change is not justified and that the developable area should continue to be described as approximately 0.5ha.
42. With regard to land at Bath Road, Speen (HSA 2), in the interests of accuracy (and hence justification), the policy should refer to 'approximately 4.8ha' (**MM5**). Particular concerns were raised by local residents regarding access and highway safety. Having re-assessed the evidence, particularly with regard to landscaping and access, the Council is proposing to make changes to the Site Plan that will satisfactorily reflect the up-dated situation. In any event policy HSA 2 requires issues of access and planting to be addressed at the planning application stage. It is also proposed to amend the text of the policy to refer to the need to fully consider the heritage setting of the site and to afford protection to the Speen conservation area. These are justified requirements and are recommended accordingly (**MM6**).
43. Similarly highway safety concerns were raised in relation to land at Coley Farm, Stoney Lane (HSA 3) and photographic evidence was submitted to demonstrate problems that have occurred. However, the policy specifically refers to the widening of Stoney Lane and the provision of footpaths and the Council's highways witness confirmed that although there will be an increase in vehicle movements, current traffic levels are comparatively low. No compelling evidence was submitted that would lead me to conclude that, subject to the provision of appropriate mitigation measures, the development of this site (and indeed cumulatively with other nearby sites) would lead to a significant risk to highway safety. In order to be effective it is recommended that the policy refers to 'approximately 3.3ha' (**MM7**).
44. In terms of assimilating the development into this part of Newbury, the policy requires sensitive design and it is proposed to add a further requirement regarding the provision of landscape mitigation measures. This reflects the most appropriate strategy to follow and therefore **MM8** is recommended.

45. Policy HSA 4 allocates development on four sites off Greenham Road and New Road. The allocation includes significant areas of open space and landscape buffer and concerns were raised by local residents regarding the safeguarding of the open space. In response to those concerns and following the hearing session, the Council and landowner have prepared a Statement of Common Ground (Ref: PS/04/05/51) which satisfactorily summarises how the open space will be managed and safeguarded. The policy should refer to 'approximately 7.7ha' and in the interests of effectiveness this is recommended (**MM9**). The policy includes a number of requirements, for example in relation to ecological matters, contamination and transport, which will contribute to ensuring that a satisfactory development will be achieved.
46. Reference is made in the Plan to the London Road Industrial Estate – Area of Regeneration. In the medium to longer term there may be potential to redevelop this area, including the opportunity to include residential development. However, I agree with the Council that currently there is insufficient certainty regarding the future role of the locality and the delivery of any redevelopment. Until such time as the Council's aspirations for the industrial estate become clearer it would be inappropriate to include a policy or identify the site as an allocation because there is the risk that delivery could not be secured. The inclusion of the textual reference, however, is appropriate as it provides an indication of the Council's longer-term intentions.

Thatcham (HSA 5)

47. Thatcham has accommodated a comparatively high level of growth in recent years and the Council is keen to ensure that the town has satisfactorily assimilated this growth before consideration is given to whether or not there is any potential for further strategic level development which could deliver improved infrastructure.
48. This is a pragmatic approach which accords with the vision for the town as set out in the CS and which does not have negative consequences in terms of the overall level of housing provision in the Newbury and Thatcham Spatial Area. It is made clear that the role of Thatcham will be considered in the forthcoming WBLP.
49. The one site that is allocated in the town, at Lower Way (HSA 5), has elicited objections from a number of local residents. In particular there are concerns regarding access, highway safety, flood risk and ecological and landscape impact. However, the policy makes it clear that a Landscape and Visual Impact Assessment, extended Phase 1 habitats survey, Habitat Regulations Assessment and a Flood Risk Assessment will all have to accompany any planning application. In terms of vehicular movements the Council confirmed that, if required, appropriate mitigation measures could be implemented but that there was no substantive evidence that development of the site would result in a significant risk to highway safety. In the interests of protecting ecological sites of European importance and ensuring that the most appropriate strategy is followed, it is recommended (in **MM10**) that the policy should require the connection of the development to the mains sewerage system and that an integrated water supply and drainage strategy should also be required.

Cold Ash (HSA 6 and HSA 7)

50. Cold Ash is designated a Service Village where some limited development would be appropriate. The site at Poplar Farm (HSA 6) could accommodate between 10 and 20 dwellings. The Farmhouse is a listed building and in order to ensure consistency with national policy it is recommended in **MM11** that it is a requirement of the policy that development would ensure the conservation and enhancement of the listed building and its setting. For effectiveness it is also recommended that the policy refers to 'approximately 1.1ha' (**MM12**).
51. The allocation at St Gabriel's Farm (HSA 7) is for 5 dwellings in the form of frontage development to reflect the settlement pattern in the locality. It is important to seek the provision of appropriate safe pedestrian links from the site to nearby facilities and to this end it was initially proposed to include the provision of a footway across the frontage of the site. However, following consultation on the MMs, it is clear that this cannot be achieved without significant harm to the hedgerow (or compromising highway safety). The Council is therefore proposing to support a footway link (see Minor Change PMC40) but not to require that it is routed across the frontage of the site. In order to ensure that the most appropriate strategy is proposed, **MM13**, in its up-dated form, is therefore recommended.
52. The policies for the two allocations at Cold Ash include requirements, for example, relating to flood risk, access and planting and there is no reason to doubt that satisfactory development of the sites can be achieved.

Conclusion on Issue 3

53. The Council has provided adequate justification for the allocations at Newbury and Thatcham and taking into account the proposed modifications, the policies are sound.

Issue 4 – Whether or not the allocation policies for the Eastern Area are justified

Overview

54. Concerns regarding, for example access, highway safety, flood risk, planting, ecology and infrastructure capacity were raised regarding the allocations in the EA. However, the relevant policies include requirements relating to the satisfactory resolution of any problems associated with such issues. Whilst I understand the concerns of residents there is no reason to conclude that the Council will not address such detailed matters at the appropriate time.

Tilehurst (HSA8 to HSA10)

55. Three sites are allocated for housing in Tilehurst. In order to introduce appropriate flexibility into the proposal for the land to the east of Sulham Hill (HSA 8), the option of providing an alternative access off Sulham Hill should be referred to in the policy. **MM14** is therefore recommended. For

effectiveness the policy should refer to 'approximately 1.2ha' and this is recommended accordingly (**MM15**).

56. The other two allocations are at Stonehams Farm (HSA 9 and HSA 10) and to be effective the supporting text should be amended to refer to 'developable areas of 0.7 ha and 2.5ha' in respect of the two sites (**MM16**).

Purley-on-Thames (HSA 11)

57. The site at Purley Rise is relatively close to a number of facilities and services. The proposed landscape buffer would contribute to ensuring that the development would sit comfortably in its setting and would not cause undue harm to the character and appearance of the AONB. To be effective it is recommended that the policy refers to 'approximately 1ha' (**MM17**).

Calcot (HSA 12 and HSA 13)

58. It is important to ensure that the optimum use is made of allocated sites (taking into account any potential constraints to development). The allocation on land adjacent to junction 12 of the M4 (HSA 12) includes a large area of open space/landscape buffer. Having re-assessed the justification for the size of the open space/landscape buffer, the Council has concluded that the developable area should be increased to approximately 4ha (from 1.7ha) and that the number of dwellings should increase from 100 to between 150 and 200. This approach is sound. Among the concerns raised by the Parish Council is the issue of air quality but, together with the issue of noise, I am satisfied that the requirements of the policy will ensure that this increase in capacity will not have any significant adverse impacts. Noise from the motorway can be mitigated through good design and the use of appropriate materials and it is proposed to make explicit reference in the policy to the need for good acoustic design. On this basis I recommend **MM18**.
59. On the opposite side of Dorking Way to the HSA 12 site lies the other allocation in Calcot (HSA 13). I saw that the adjacent Bath Road is a key route into Reading and it is therefore appropriate to include in policy HSA 13 a requirement for good acoustic design. This will ensure consistency between the two adjacent allocations and is recommended accordingly (**MM19**). In the interests of consistency and effectiveness it is also recommended that the policy includes 'approximately' before 1ha (**MM20**).

Theale (HSA 14 and HSA 15)

60. Only limited development is proposed in Theale because, as the CS confirms, if development goes ahead at Lakeside, the settlement would need to undergo a period of consolidation. However, there is currently some uncertainty regarding the viability and delivery of 350 dwellings at Lakeside, as allocated in policy HSA 14 (although there is an extant planning permission on the southern part of the site). Nevertheless the Council is keen to support the principle of sustainable development on this site and is therefore proposing that the allocation be deleted but that the site is retained within the settlement boundary. There will therefore be a presumption in favour of appropriate sustainable development on the site. This approach will indicate the broad support of the Council, subject to the resolution of a number of

matters for example in relation to access and impact on the adjacent AONB, but at the same time will provide a level of flexibility which should enable all parties to agree a satisfactory conclusion.

61. In order to clarify and up-date the Council's intentions towards the development of land at Lakeside, it is proposed to delete the allocation (policy HSA 14) and amend the supporting text. On the basis of the evidence before me I agree that the Council's approach is sound and recommend that policy HSA 14 is deleted (**MM21**). Depending on the progress made, there is the imminent opportunity for the reconsideration of the site as part of the WBLP process.
62. The Site Plan that accompanies policy HSA 15 (land between the A340 and The Green) identifies a very significant landscape buffer. Having reconsidered the site the Council has concluded that the extent of the buffer could be reduced. I agree that it is important that the setting of the adjoining AONB is protected and that any development is assimilated well into the existing (and proposed) built form of Theale. However, I am satisfied that this can be achieved in a sustainable way on a slightly larger developable area and therefore I agree that the developable area of the site should be enlarged to approximately 3.4ha (from 2.3ha) and that the number of dwellings should be increased from 70 to approximately 100. **MM22** is recommended accordingly.

Conclusion on Issue 4

63. It is important that optimum use is made of allocated sites, provided any constraints to development are afforded appropriate weight. Therefore the re-assessment of the two allocations HSA 12 and HSA 15 is justified. On this basis the policies for the EA (as modified) are sound.

Issue 5 - Whether or not the allocation policies for the East Kennet Valley Spatial Area are justified

Burghfield Common (HSA 16 and HSA 17)

64. Burghfield Common is a relatively sustainable Rural Service Centre which includes a number of facilities and services dispersed throughout the settlement. The site on land adjoining Pondhouse Farm (HSA 16) includes the provision of a landscape buffer which would afford protection to the nearby ancient woodland. The policy stipulates that detailed issues of (for example) flood risk, planting, layout and accessibility would all have to be addressed. Concerns were expressed regarding the impact of development on the viability of the farm business but no substantive evidence was submitted to demonstrate that such concerns should outweigh the benefits of allocating this site for sustainable development. To be effective the policy should refer to 'approximately 4.8ha' and this is recommended accordingly (**MM23**).
65. The land to the rear of The Hollies Nursing Home (HSA 17) is slightly more constrained than HSA 16 because of the existing woodland on the site which should be retained. Nevertheless satisfactory vehicular and pedestrian access can be achieved and in any event it is a requirement that the site is master-

planned comprehensively, thus ensuring that a satisfactory development will be delivered. For reasons of effectiveness it is recommended in **MM24** that the policy refers to 'approximately 2.7ha'.

66. The site is in a number of ownerships and it was suggested that this could hamper delivery. However, a Statement of Collaboration⁸ was submitted which confirms that there are currently no known impediments to delivering the whole site.
67. The issue of Firlands Farm is addressed in paragraph 12.

Mortimer

68. There are no allocations within the HSADPD for Mortimer. The Council is relying on the Stratfield Mortimer NP to deliver sustainable development in the settlement (about 110 dwellings). However, the Examiner's Report (October 2016) recommended that the proposal for the NP be refused. The Parish Council has requested a delay in the consideration of the Report until May 2017, so that it can respond to the issues raised by the Examiner.
69. Paragraph 2.40 of the HSADPD confirms that if satisfactory progress has not been made within two years of the adoption of this Plan, then the District Council will identify opportunities to ensure that the housing requirement will be met. The promoter of the site proposed for allocation has been involved in the process from the start and there is no substantive evidence that would lead me to conclude that housing will not be delivered in Mortimer. However, it is a matter that should be closely monitored and if necessary reconsidered as part of the WBLP preparation. The Council's approach is currently consistent with national policy and is sound.

Woolhampton (HSA 18)

70. Woolhampton is a Service Village which could accommodate a limited amount of development. The allocated site to the north of the A4 is close to facilities and services; can be satisfactorily accessed; and would be capable of integrating well into the built form of the existing settlement. To ensure effectiveness it is recommended that the reference in the policy is modified to read 'approximately 1.2ha' (**MM25**). The policy refers to the retention of land to the north as 'wildlife habitat/open space' and in order to ensure that the most appropriate strategy will be followed, the Council is proposing to identify this land on the Site Plan.

Aldermaston

71. Policy CS 8 of the CS confirms that in the interests of public safety residential development within 3km of AWE Aldermaston is likely to be refused. Consequently no housing development is proposed at Aldermaston and such an approach is justified and in all other respects sound.

⁸ Ref: PS/05/HW/24b

Conclusion on Issue 5

72. The Council's policies for the East Kennet Valley Spatial Area, as modified, are sound.

Issue 6 - Whether or not the allocation policies for the North Wessex Downs AONB Spatial Area are justified

Hungerford (HSA 19)

73. Hungerford sits within the AONB and I have attached great weight to the need to conserve the character and appearance of the AONB and to the fact that major development should be refused unless there are exceptional circumstances and the development can be demonstrated to be in the public interest. To this end I have questioned the Council on a number of occasions with regard to its approach to development in the town and the wider AONB.
74. The framework is provided by the adopted CS and in particular Area Delivery Plan Policy 5. This confirms that there will be appropriate and sustainable growth in the AONB and that new housing allocations will be focussed on the Rural Service Centres (e.g. Hungerford) and Service Villages. The policy makes provision for up to 2,000 dwellings in the AONB (see also paragraphs 28-31). The emphasis will be on meeting local needs and it is clear that it will be the role of this Plan to allocate development depending on the role and function of the settlement and taking into account the Strategic Housing Land Availability Assessment (SHLAA). The policy states that 'development will be focussed in Hungerford as the more sustainable Rural Service Centre'. Hungerford town centre is one of only two defined town centres in the District and I saw that it is a sustainable settlement which enjoys a wide range of facilities and services.
75. The principle of development in Hungerford is therefore established and the issue then becomes whether or not the Council's allocation on land to the east of Salisbury Road is sound and in particular whether or not such development would adequately respect the need to conserve the landscape and scenic beauty of the area.
76. The allocated site for about 100 dwellings (HSA 19) lies to the south of the town on relatively elevated but predominantly flat land. Access is proposed off Salisbury Road, which is the main entrance to Hungerford from the south. A public footpath runs from north to south across the site and I saw that some significant screening around the site already exists.
77. Although it is not a level route to the town centre, the development would be within a relatively comfortable walking distance for many and the site is very close to the secondary school and leisure facilities. The SHLAA confirms that the potential impact on the appearance of the landscape would be the primary consideration. This factor is also reflected in the Sustainability Appraisal which concludes that the northern part of the site (HUN007) should be allocated and that little harm would be caused to the AONB subject to the implementation of appropriate mitigation measures.

78. I have considered all the evidence regarding the visual implications of developing the site (including the objection to the allocation from the North Wessex Downs AONB team) and I have visited the area on a number of occasions. The Hungerford Landscape Sensitivity Study⁹ concludes that the land to the south of the town is of medium sensitivity and I note that there are no areas of low or low to medium sensitivity identified around the settlement. The Landscape Capacity/Sensitivity Assessment confirms that development on the whole site (as identified in the SHLAA for 188 dwellings) would result in significant harm to the AONB but concludes that development on a smaller area (as is currently proposed for 100 dwellings) would be acceptable subject to the implementation of appropriate mitigation measures. Indeed it is suggested that the development may be beneficial in terms of 'softening' the southern edge of the town. The policy includes requirements for a woodland buffer, enhancements to the 'entrance' to Hungerford, the retention of views through the site and the retention of existing tree cover. A full Landscape and Visual Impact Assessment has been prepared on behalf of the developer and this concludes that, with the implementation of appropriate mitigation measures, the development of the site would be acceptable in both landscape and visual terms.
79. The AONB team suggests that the most sensitive part of the site sits adjacent to Salisbury Road and expresses concern regarding the visual impact of the potential roundabout access to the site. I understand those concerns but they are largely matters to be addressed at the planning application stage and the Council would be expected to determine any application in the light of the adopted CS policies, in particular policy CS 19 (Historic Environment and Landscape Character) and CS 14 (Design Principles). With appropriate planting, layout and design there is no reason to conclude that any harm caused would be of such significance to the landscape and scenic beauty of the AONB that it would outweigh the need for Hungerford to accommodate an appropriate level of growth for such a sustainable settlement.
80. It is clear to me that the Council is fully aware of the need to respect the character and appearance of the AONB and bearing in mind the requirements of the adopted CS and the other factors summarised above, the circumstances exist to justify the proposed allocation and it is in the public interest to support efforts to contribute towards meeting the housing needs of the town.
81. I therefore conclude that the allocation and requirements of policy HSA 19 are sound. I am therefore not required to consider alternative sites in Hungerford that have been proposed, suffice it to say that many of them display similar or worse consequences with regard to the character of the AONB, none of them alone would be able to accommodate a similar number of dwellings and some are further away from key facilities and services. Concerns were expressed regarding the implications of traffic from the site travelling through the town centre to reach the A4 but there was no conclusive evidence to demonstrate that any harm caused would be of such significance to justify an 'embargo' on development to the south of the town. I have considered the potential for brownfield sites to make a greater contribution to housing provision but there is insufficient robust evidence to enable me to conclude that such sites could be satisfactorily developed or accommodate an appropriate number of

⁹ Ref: Part of CD/03/06

dwellings, bearing in mind the housing need.

82. In the interests of consistency and in order to ensure effectiveness the policy should refer to 'approximately 5.7ha'. **MM26** is therefore recommended.
83. The Council is keen to secure the provision of allotments on the site to help meet local need. Some representors questioned the suitability of the soil for allotments but no substantive evidence was submitted to demonstrate that they could not successfully be provided. On that basis this appears to be an appropriate requirement for consideration and therefore I recommend an additional bullet point in the policy requiring the provision of permanent allotments to be explored (**MM27**).

Lambourn (HSA 20 and HSA 21)

84. Lambourn lies within the AONB and is a Rural Service Centre which, although it has fewer facilities and services than Hungerford, nevertheless performs an important role in terms of service provision, particularly with regard to the equestrian industry. Two sites are allocated for housing.
85. Land adjoining Lynch Lane (HSA 20) lies at the edge of the village but I agree with the North Wessex Downs AONB team that development of this land, which would include a landscape buffer around the perimeter of the site, would not detract significantly from the character and appearance of the locality.
86. The policy refers to access off Lynch Lane, The Park and/or Essex Place. However, doubts were cast over the deliverability of the latter two accesses because of land ownership issues. In any event the Council has confirmed that satisfactory access to the site can be achieved solely off Lynch Lane. It is also proposed that there should be a reference in the policy to providing appropriate pedestrian and cycle routes from the site. These changes to the policy are justified in the interests of sustainability and to ensure that the most appropriate strategy is proposed and they are recommended accordingly (**MM28**). In order to protect nearby sites of European ecological importance the Council is proposing to include a requirement that the site is connected to the mains sewerage system. In these circumstances this is the most appropriate strategy to follow and therefore **MM29** is recommended. For reasons of effectiveness it is recommended that the policy refers to 'approximately 4.5ha' (**MM30**).
87. Similar circumstances apply to the other allocation in Lambourn and it is recommended that policy HSA 21 also includes a requirement for a connection to be made to the mains sewerage system, that an integrated water supply and drainage strategy becomes a specific requirement of the policy, and that it is made clear that appropriate consideration should be given to matters of ecological importance (**MM31**). The policy should refer to 'approximately 0.8ha' and **MM32** is therefore recommended.
88. Another site in the settlement between Folly Road and Stork House Drive (LAM007 in the SHLAA) displays similar characteristics to the allocated site at Lynch Lane. However, the proposed allocation is sound and there is no justification at this time for allocating further development within the AONB because the limit of 2,000 dwellings, as set out in the CS, would be

significantly breached. I note, however, that there is a commitment from the Council to reconsider this site as part of the WBLP preparation.

89. The requirements of the horse racing industry were raised, particularly with regard to the need for affordable housing for single people. However, it is CS policies CS 4 and CS 6 which establish the Council's approach to affordable housing and these are not currently under examination.

Pangbourne (HSA 22)

90. Pangbourne is identified as a Rural Service Centre and I saw that it enjoys a number of facilities and services. However, it sits within the AONB and is located on the River Pang and near to the River Thames with consequent issues of flood risk. Bearing in mind the role of Pangbourne I agree that some growth should be secured but that appropriate weight should be attached to the aforementioned constraints.
91. The Council is proposing one site for 35 dwellings on land north of Pangbourne Hill and west of River View Road and I have been advised that planning permission for 35 dwellings on the site (part outline/part full) was granted in February 2016. Concerns were raised by local residents, particularly with regard to flood risk, highway safety and landscape impact.
92. Policy HSA 22 includes requirements for a Flood Risk Assessment and a number of requirements relating to minimising visual intrusion and strengthening the planting. In terms of highway safety I am satisfied that an appropriate access to the site can be achieved and that the development of the site would not have significant consequences for highway safety elsewhere. The identified site currently includes the electricity sub-station. The Council acknowledges that this is not part of the developable area and it is proposed to amend the Site Plan accordingly. Other amendments to the Site Plan, for example with regards to the access and a landscape buffer, are required in order that the most appropriate strategy for the site is followed and to ensure that the requirements of the policy are accurately reflected on the Site Plan. In terms of the site access the Council has confirmed that it would be acceptable to route this through the landscape buffer and in all other respects it can be concluded that the allocation is sound. **MM33** is recommended accordingly. For effectiveness the policy should refer to 'approximately 2.24ha' and **MM34** is therefore recommended.

Bradfield Southend (HSA 23)

93. Bradfield Southend is a Service Village and although it sits within the AONB I consider it is reasonable that the settlement accommodates some growth in order to help sustain existing facilities and services. The allocated site off Stretton Close sits comfortably within the village. It is important, however, that the existing woodland is retained. Consequently it is recommended that the developable area is identified as 'approximately 0.6ha' (**MM35**); that it is a requirement of the policy that an arboricultural survey is submitted as part of any planning application; and that the indicative Site Plan correctly identifies the area of protected trees to be retained (**MM36**). In this way the proposal will reflect the most appropriate strategy to follow and be consistent with national policy.

94. Concerns were raised by local residents regarding, for example, flood risk, appearance and the ecological value of the land. However, the policy includes requirements relating to a Flood Risk Assessment (the Council considers that adequate mitigation measures could be provided); a habitat survey; and a Landscape and Visual Impact Assessment. I am satisfied that the Council's approach in Bradfield Southend is sound.

Chieveley

95. The Council was unable to identify any suitable sites for housing in Chieveley (primarily because of its location within the AONB) but is proposing a number of changes to the settlement boundary. However, two of the initially proposed changes (CHI017 and CHI001) do not meet the criteria for supporting a boundary change. I have given careful consideration to the submissions regarding the boundary of the settlement but I agree with the Council's assessment. Therefore, in order to ensure that the Council's countryside policies (for example C 1) are implemented with consistency across the District, the deletion of the final bullet point in paragraph 3.55 is necessary and **MM37** is recommended accordingly.

Compton (HSA 24)

96. Compton is a Service Village which lies within the AONB but the CS recognises that the Pirbright Institute site could provide a greater level of growth than would normally be appropriate in such a settlement. A Supplementary Planning Document relating to the site has been adopted by the Council.

97. The site is brownfield land in a reasonably sustainable location and the Council is proposing approximately 140 dwellings in a developable area of about 9.1ha. In other circumstances this density may be considered too low and it could be argued that the optimum use of the site is not being achieved. However, it is essential that any development respects the location of the site within the AONB and is compatible with other densities in the village (see Appendix A of PS/04/05/33). On that basis the proposed density is appropriate as a starting point. The significant areas required for landscape buffers are justified in order to ensure that, in particular, the visual consequences of the development on the AONB would be acceptable.

98. It has been suggested that a larger area for development could be identified but there is a risk that the provision of such a significant number of new dwellings in a relatively small settlement could have detrimental consequences, not only on the character of the village but also on the community itself and at this stage I consider that the balance between protecting the character of the locality and maximising the use of land, as proposed by the Council, is sound.

99. Issues of access, flood risk, impact on the adjacent Conservation Area (CA), viability and contamination have been raised by interested parties but there is no substantive evidence to demonstrate that the Council's approach in these respects is not sound. With regards to viability I accept that the margins are small but evidence submitted by the promoter of the site confirms that the

implementation of such a scheme is viable¹⁰.

100. In terms of the CA an additional bullet point in the policy is proposed, to require an explanation as to how the CA and its setting have been taken into account in any development proposals. **MM38** is therefore recommended thus ensuring that a satisfactory approach will be followed. In order to reflect the most appropriate strategy for the site, the correct developable area of 9.1 ha should be referred to, as recommended in **MM39**.
101. It has been confirmed that Compton Parish Council has commenced work on preparing an NP and the District Council has suggested that this could be the mechanism for giving further consideration to the future of the Pirbright Institute site. Whilst I consider the District Council's current approach is sound, any change in circumstances could be assessed and considered as part of the NP process.

Hermitage (HSA 25 and HSA 26)

102. Hermitage is a Service Village and having considered a number of sites, two have been allocated by the Council, as set out in policies HSA 25 and HSA 26. Currently the policies require both sites to be developed comprehensively together. However, there is no justification for such an approach, especially as each site can enjoy its own independent access. Indeed in terms of access it is possible to link the Charlotte Close site (HSA 25) with both Station Road and Charlotte Close. Similarly it is possible to gain access to HSA 26 via Lipscombe Close (with potential links to the Charlotte Close site). In order to reflect this increase in flexibility **MM41**, **MM42** and **MM44** are recommended.
103. Following reconsideration of the site areas corrected figures are recommended in **MM40** and **MM43**.
104. In order that proper consideration will be given to issues of ecological importance it is recommended that policy HSA 26 (land to the south-east of the Old Farmhouse) refers to the need to submit a Great Crested Newt Survey with any development proposal. **MM45** is therefore recommended.
105. In terms of the settlement boundary of Hermitage this has been redrawn to more accurately reflect the situation on the ground. However, the proposed inclusion of properties at Hermitage Green is not listed in paragraph 2.57. For the avoidance of doubt this reference should be included in the document and therefore **MM46** is recommended.
106. A number of residents voiced broad village-wide concerns regarding, for example, lack of infrastructure, traffic generation and rat-running, flood risk, ecological implications of development and the extent of landscape buffers. However, I am satisfied that the policies of both the CS and the HSADPD provide sufficient protection to the living conditions of residents and that appropriate sustainable development can be satisfactorily accommodated in Hermitage.

¹⁰ Ref: PS/04/14

Kintbury (HSA 27)

107. At my request, and in order to ensure that the consideration of potential options for housing allocations is based on the most up-to-date evidence, following the hearing session I invited the Council to re-assess the sustainability credentials of the allocated site at Layland's Green, Kintbury. Consequently the Council reconsidered three potential sites: to the east of Layland's Green; Kintbury Park Farm (Irish Hill Road); and land adjoining The Haven. Appendix 1 of PS/04/05/43 summarises the situation. The main issue is whether or not the proposed allocation at Layland's Green is sound.
108. There appear to be no significant impediments to the delivery of the allocated site. It is within walking distance of services and facilities; it has no significant landscape implications that cannot be mitigated; traffic generation is unlikely to be significant; and the site promoter has confirmed that delivery can be assured. Although it is a matter to which I have attached only little weight, I am also told that the release of this site may assist with the delivery of another site in Kintbury (in the same ownership) which has currently stalled for viability reasons¹¹.
109. I am satisfied that the allocated site is justified and deliverable and in all other respects is sound. It is not therefore necessary for me to assess the soundness of the other potential housing sites.

Great Shefford

110. Great Shefford is designated a Service Village but no sites are allocated for development in the settlement. Issues of flood risk and protecting the character of the AONB act as significant constraints to development. The Environment Agency is currently assessing flood alleviation measures for the village and there may be the opportunity to re-assess the ability of Great Shefford to accommodate some limited growth in the forthcoming review of the local plan, although the protection of the AONB is likely to remain a paramount objective.

Conclusion on Issue 6

111. The Council's approach to development in the AONB is consistent with the policies of the CS. It is the most appropriate strategy for the area which will enable the delivery of sustainable development. The policies for the North Wessex Downs AONB Spatial Area, as modified, are sound.

Issue 7 – Whether the allocations for Gypsies, Travellers and Travelling Showpeople are justified (Policies TS 1 to TS 4)

New Stocks Farm, Aldermaston (TS 1)

112. New Stocks Farm is an existing Gypsy and Traveller site. The allocation for 8 permanent pitches would use the existing access and would assimilate well

¹¹ Ref: PS/04/05/43b

into the surrounding environment. There was no objection to the proposal from the Office for Nuclear Regulation (the site being close to AWE Aldermaston) and I am satisfied that policy TS 1 is sound.

Long Copse Farm, Enbourne (TS 2)

113. Long Copse Farm is an existing site which accommodates four caravans for Travelling Showpeople and equipment associated with a Circus business. The allocation falls within the boundary of a site that has planning permission for a circus yard. The proposal is to provide 24 plots for Travelling Showpeople. Although the site is in a comparatively rural location I saw a number of facilities and services in the area and access into Newbury is relatively straightforward.
114. Concerns were raised regarding traffic on the nearby lanes but it is a requirement of the policy to provide a transport assessment which would identify any highway improvements that may be justified, including road widening and the provision of passing places. I conclude that policy TS 2 is sound.

Clappers Farm Area of Search, Beech Hill (TS 3)

115. During the course of the Examination the Council reconsidered the advice in the revised 'Planning Policy for Traveller Sites' (Department of Communities and Local Government – August 2015), particularly in terms of the definition of a 'Traveller'. A 'Gypsy and Traveller Accommodation Assessment' was undertaken in 2014 but the Council is not confident that it sufficiently reflects the up-dated advice referred to above and therefore it is proposed to delete policy TS 3.
116. I am mindful that the policy only identified an area of search for a Gypsy and Traveller site and that the provision of up to 9 pitches would be implemented after 2021. In these circumstances I agree that, as it stands, the policy is not sufficiently robust with regards to longer-term provision. I have considered whether or not this section of the HSADPD should be revised at this time but have concluded that a more pragmatic approach should be adopted and that revised proposals should be included within the forthcoming WBLP (anticipated adoption in 2019). This will ensure adequate short-term provision, whilst establishing that appropriate proposals for medium and longer term provision will be addressed shortly. **MM47** which deletes policy TS 3 and its supporting text is therefore recommended.

Planning Considerations for Traveller Sites (TS 4)

117. In order to ensure that any development relating to Traveller Sites is satisfactory in terms of, for example, design, living conditions, landscape impact and highway safety, policy TS 4 sets out all the relevant requirements. In this way the Council will be able to ensure that all issues of sustainability have been appropriately addressed. Policy TS 4 is sound.

Conclusion on Issue 7

118. The Council's policies for Gypsies, Travellers and Travelling Showpeople (as modified) are sound.

Issue 8 – Whether or not the policies relating to housing in the countryside (policies C 1 to C 8) are consistent with national policy

Location of New Housing in the Countryside (C 1)

119. Policy C 1 clearly establishes the Council's approach to the provision of housing in the identified settlements and towards development outside the settlement boundaries. It directs development to the most sustainable locations. However, six settlements were mistakenly omitted from the policy and consequently **MM48** (which adds those settlements to the list) is recommended in the interests of accuracy and consistency.
120. It was suggested that a number of settlement boundaries should be amended, for example at Bucklebury, Burghfield and Bradfield. However, none of these settlements fall within the settlement hierarchy as established in the CS and therefore the boundaries have not been reconsidered. This task will form part of the preparation for the forthcoming WBLP. With regard to the situation at Bradfield I fully understand the desire of the College to have a consistent policy framework in relation to its landholdings. However, saved policy ENV.27 of the West Berkshire District Local Plan (1991-2006) currently clearly sets out the requirements for any proposals related to educational and related development in the countryside (see also paragraph 126). The Council has confirmed that all settlement boundaries will be reviewed as part of the WBLP preparation and bearing in mind the existing policy framework, there is insufficient justification to make an exception at Bradfield at this time.
121. In order to clarify the Council's approach to development in the countryside it is proposed to confirm in policy C 1 that an exception to the restrictive countryside policies may be made with regard to limited infill in settlements in the countryside with no settlement boundary. **MM49** is therefore recommended. To that end the policy refers to such development being within a 'cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway'. Such a reference provides certainty and enables a consistent approach to be taken across the District. Concerns were raised regarding the presumption against residential development outside the settlement boundaries but bearing in mind this policy relates to the countryside, much of which is within the AONB, I consider this restrictive approach to be justified.

Rural Housing Exception Policy (C 2)

122. The rural housing exception policy sets out the criteria against which small scale rural exception schemes would be assessed. The Council's approach is consistent with national policy as set out in paragraph 54 of the NPPF.

Design of Housing in the Countryside (C 3)

123. The design of all housing should be to a high standard but particular care needs to be taken in the countryside and in particular protected landscapes such as the AONB. Policy C 3 confirms that the Council will expect all housing proposals in the countryside to have regard to the impact of the development on the character of the area and its sensitivity to change. Such an approach accords with national policy and is sound.

Conversion to Residential Use (C 4)

124. The principle of the conversion of structurally sound and genuinely redundant buildings in the countryside is supported by national policy (NPPF paragraph 55). The criteria set out in policy C 4 will ensure that only appropriate proposals will be permitted.

Rural Workers' Housing (C 5)

125. Policy C5 supports the provision of new dwellings in the countryside in certain circumstances, for example where the need has been demonstrated; the design and location of the development would be appropriate; and no harm would be caused to the landscape character of the area. Such an approach accords with national policy and is sound.
126. There are a number of schools and institutional establishments in the countryside where the principle of some associated development may be acceptable. In order to confirm that the most appropriate strategy for such land uses is being promoted, it is recommended that additional text be added to the Plan, to include reference to saved policy ENV.27 of the West Berkshire District Local Plan which makes provision for appropriate new development associated with such uses (**MM50**). In order to clarify the Council's approach to dwellings that have been 'severed' from their holding, **MM51** is recommended.

Dwelling Extensions (C 6)

127. The importance of good design is a well-established requirement and policy C 6 confirms that extensions to dwellings in the countryside need to be of an appropriate scale and have no adverse impact on the character of the locality or the living conditions of nearby residents. These are reasonable and justified requirements.

Replacement Dwellings (C 7)

128. As with house extensions, the Council will support appropriately designed and located replacement dwellings in the countryside. Criterion ii of policy C 7 requires a replacement dwelling to be proportionate in size and scale to the existing dwelling. Whilst I understand that in a few circumstances it may be possible to satisfactorily accommodate a larger building on a site, I consider that this would be the exception and not the rule. Particularly in the AONB, great weight should be attached to conserving the landscape and scenic beauty and the Council is justified in affording protection to such areas by indicating the size of replacement building that would be acceptable.

Extension of Residential Curtilages (C 8)

129. The encroachment of residential curtilages into the countryside could have detrimental consequences for the appearance and character of these areas. The Council is therefore justified in setting out the criteria (in policy C 8) against which any such proposal would be assessed. In this way the inappropriate encroachment of 'development' into the countryside will be prevented.

Conclusion on Issue 8

130. Policies C 1 to C 8 (as modified) clearly establish the Council's approach to housing in the countryside. In an area such as West Berkshire, which includes much protected and valued landscape, such an approach is justified and in all other respects sound.

Issue 9 - Whether or not the policy relating to parking standards for new residential development (policy P 1) is justified

131. Policy P 1 sets out the parking standards for residential development and the justification for the approach taken is set out in the Topic Paper¹², with additional evidence being submitted, at my request, as PS/04/05/40 and /41. Account has also been taken of the advice on setting local standards in paragraph 39 of the NPPF.
132. Concerns were raised regarding the exclusion of garages from being counted as a parking space. Although to some this may seem illogical, it is not a position that is unique to West Berkshire. More often than not garages are used for other purposes than parking a car (for example storage) and therefore the demand for on-street parking rises, which in turn may have consequences for highway safety and also in terms of the visual quality of the area. Having read and heard the evidence on the matter (for example in relation to the survey work that has been undertaken) I conclude that the Council's approach, as set out in policy P 1, is justified.
133. The Council proposes to merge the parking requirement for 1 and 2 bed flats within the EUA zone and to amend the number of spaces required for two bed flats. This will provide consistency with the approach taken by the adjacent Reading Borough Council, increase flexibility and reflect a justified approach. **MM52** is therefore recommended.

Issue 10 - The effectiveness of the Council's approach to monitoring and delivery

134. In order to be found sound the HSADPD must be effective and in order to ensure effectiveness the document's policies must be capable of appropriate monitoring. Each policy has a comment relating to 'Delivery and Monitoring'

¹² Ref: CD/06/01

and Appendix 1 covers 'Housing Delivery and Trajectory'. It is clear from the evidence submitted by the Council (for example the 'Approach and Delivery Topic Paper' – CD/02/04) that the housing supply situation is satisfactorily monitored and that there are currently no reasons for me to conclude that there is any significant threat to the delivery of housing in West Berkshire.

Assessment of Legal Compliance

135. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The West Berkshire Housing Site Allocations DPD is identified within the approved LDS (October 2015) which sets out an expected adoption date of November 2016. Some delay was caused through having to find suitable venues for the hearing sessions and by the additional 'homework' that I requested from the Council. The delay was justified and the content and timing of the HSADPD are satisfactory.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in September 2014 (with minor amendment in January 2015) and consultation has been compliant with the requirements therein, including the consultation on the post-submission proposed 'main modification' changes (MM).
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (April 2016) confirms that the policies in the HSADPD would not have a significant negative impact.
National Policy	The HSADPD complies with national policy except where indicated and modifications are recommended.
2004 Act (as amended) and 2012 Regulations.	The HSADPD complies with the Act and the Regulations.

Overall Conclusion and Recommendation

136. The Plan has a number of deficiencies in relation to soundness and/or legal compliance for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

137. The Council has requested that I recommend main modifications to make the

Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the West Berkshire Housing Site Allocations Development Plan Document satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

David Hogger

Inspector

This report is accompanied by the Appendix containing the Main Modifications

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West Berkshire Minerals and Waste Local Plan - Preferred Options Consultation

Committee considering report:	Council
Date of Committee:	9 May 2017
Portfolio Member:	Councillor Hilary Cole
Date Portfolio Member agreed report:	13 April 2017
Report Author:	Andrew Morrow
Forward Plan Ref:	C3273

1. Purpose of the Report

- 1.1 The purpose of this report is to consider approval of the publication of the Preferred Options Consultation for the West Berkshire Minerals and Waste Local Plan for a six week period in accordance with the West Berkshire Statement of Community Involvement. In addition approval is required for the publication of a number of supporting documents.

2. Recommendations

- (1) That the Preferred Options Consultation Document, and supporting evidence (including the Sustainability Appraisal /Strategic Environmental Assessment report and Habitats Regulations Assessment), is published for a six week consultation in accordance with the West Berkshire Statement of Community Involvement.
- (2) Council grant delegated authority to the Head of Development and Planning, in consultation with the appropriate portfolio holder to agree any minor typographical and formatting alterations to the draft Preferred Options consultation document and supporting information prior to publication for consultation.

3. Implications

- 3.1 **Financial:** The Council is committed to producing planning policy documents. Budgetary provision has been made to carry out the relevant work.
- 3.2 **Policy:** The Minerals and Waste Local plan will replace the Replacement Minerals Local Plan for Berkshire (2001) and the Waste Local Plan for Berkshire (1998). The West Berkshire Minerals and Waste Local Plan will include sites allocated to meet the Council's mineral requirements over the life of the plan (to 2036) as well as the policy framework against which decisions on minerals and waste proposals will be made.

- 3.3 **Personnel:** N/A
- 3.4 **Legal:** The Minerals and Waste Local Plan will provide the planning framework for Minerals and Waste planning in West Berkshire.
- 3.5 **Risk Management:** In the absence of an up to date development plan relating to minerals and waste, planning applications received have to be considered against a dated local policy framework and national policy increasing the possibility of the authority not being able to consider all relevant local circumstances when making a determination. In the absence of an up to date waste plan there is a potential threat of fines from the EU.
- 3.6 **Property:** N/A
- 3.7 **Other:** N/A

4. Other options considered

- 4.1 No other options considered. The Council are required to have an up to date Minerals and Waste Local Plan and consultation forms a key part of the development of the plan.

Executive Summary

5. Introduction / Background

- The West Berkshire Minerals and Waste Local Plan (WBMWLP) will replace the Replacement Minerals Local Plan for Berkshire (2011) and the Waste Local Plan for Berkshire (1998) providing an up to date planning framework for minerals and waste development in West Berkshire to 2036.
- It is proposed to consult on the Preferred Options Plan for six weeks, in accordance with the Council's Statement of Consultation between the 19th May and 30th June 2017.

6. Proposal

- The Minerals and Waste Local Plan Preferred Options sets out the proposed planning framework for Minerals and Waste Development in West Berkshire, based on evidence collected, site assessment work and the outcomes of early consultation (Issues and Options 2014 and Sites 2016).
- It sets out comprehensive policies to guide development and proposes the allocation of sites for mineral development to meet the Council's mineral need over the plan period.
- No waste sites are proposed for allocation as there is no need for additional waste management capacity over the plan period.
- The plan is supported by a number of evidence base and background documents. These can be made available electronically on request and a hard copy is available in the Members' Boardroom.

7. Conclusion

- The Minerals and Waste Local Plan Preferred Options has been prepared to allow members of the public, operators and statutory bodies to provide input into the final submission version of the Plan that will be subject to Examination in Public.
- The Consultation is proposed to take place between 19 May and 30 June 2017.
- Following the consultation, officers will prepare a submission version of the plan for Council, taking into account the comments received as part of the consultation. It is currently anticipated that the submission draft of the plan will be ready for publication by the end of 2017, with examination taking place in summer 2018 and adoption of the plan by the end of 2018.

8. Appendices

- 8.1 Appendix A – Supporting Information
- 8.2 Appendix B – Equalities Impact Assessment
- 8.3 Appendix C – Minerals and Waste Local Plan Preferred Options Consultation Document

- 8.4 Appendix D – Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Environmental Report. (Please note that the SA/SEA appendices are available electronically upon request)
- 8.5 Appendix E – Habitats Regulation Assessment (HRA)

West Berkshire Minerals and Waste Local Plan – Preferred Options Consultation – Supporting Information

1. Introduction/Background

- 1.1 The West Berkshire Minerals and Waste Local Plan (WBMWLP) will replace the Replacement Minerals Local Plan for Berkshire (Incorporating the alterations adopted in December 1997 and May 2011) and the Waste Local Plan for Berkshire (adopted 1998) and will provide an up to date planning framework for minerals and waste development in West Berkshire to 2036.
- 1.2 This is the first West Berkshire specific Minerals and Waste Local Plan, minerals and waste planning having previously been carried out jointly for the whole of Berkshire, with this work coordinated by the now dissolved Joint Strategic Planning Unit.
- 1.3 The process of developing the plan has already been through several stages of public consultation, starting with the Issues and Options consultation in early 2014, followed by a sites consultation on all sites submitted to the Council for consideration in the plan in summer 2016.
- 1.4 The Preferred Options Plan sets out the Council's proposed policies and sites for allocation based on the evidence collected, site assessment work, and the outcomes of these two earlier consultations. Consulting on the Preferred Options allows members of the public, landowners and developers the opportunity to get involved and comment on the proposed plan before the final version is drafted.
- 1.5 The final (submission) version of the WBMWLP will be the subject of a further consultation and an examination in public.

2. Development of the Minerals and Waste Local Plan

Evidence Base

- 2.1 A detailed evidence base has been developed to support the Preferred Options Consultation Document. The documents produced include:
 - Minerals Evidence (inc. Local Aggregates Assessments and minerals evidence document). This sets out the mineral land bank requirements for the district, determining the quantity of construction aggregates that the WBMWLP currently needs to deliver based on average 10 year sales (available electronically upon request and in hard copy in Members' boardroom).
 - Waste Evidence (inc. Local Waste Assessment). This sets out that the Council already achieves net self-sufficiency of waste management, and therefore, that no new sites are required as long as existing permitted sites

remain (available electronically upon request and in hard copy in Members' boardroom).

- Landscape and Visual Assessment. All sites have been assessed to determine their suitability for allocation in relation to landscape impacts (available electronically upon request and in hard copy in Members' boardroom).
- Equalities Impact Assessment (EqIA). This ensures that the plan will not impact negatively on those with protected characteristics. (Appendix B).
- Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) (inc. Site Assessment work). This considers the overall sustainability of the plan, specifically looking at the policies and sites considered. This document needs to be formally ratified by Full Council. (Appendix D, with appendices available electronically upon request and in hard copy in Members' boardroom).
- Habitats Regulation Assessment (HRA). This considers the impacts that development could have on internationally recognised habitats - Special Protection Areas and Special Areas of Conservation. This document needs to be formally ratified by Full Council. (Appendix E).
- Strategic Flood Risk Assessment (SFRA) (2008, updated 2015). This considers the flood risk across the district from all sources. A new SFRA is in the process of being commissioned to support both the Minerals and Waste Local Plan and the new Local Plan (available electronically upon request and in hard copy in Members' boardroom).
- Statement of Consultation that sets out all the stages of consultation that have been carried out in the production of the WBMWLP to date (available electronically upon request and in hard copy in Members' boardroom).
- A comprehensive glossary document that relates to all documents produced in support of the WBMWLP (available electronically upon request and in hard copy in Members' boardroom).

2.2 Copies of all the evidence base documents will be available on the Council's website as background information to support the consultation.

3. The Preferred Options Minerals and Waste Local Plan

3.1 The Preferred Options version of the plan provides members of the public, landowners and developers an opportunity to comment on the emerging plan at an early stage. The Preferred Options plan includes the draft policies for the plan and the sites proposed for allocation. The full proposed Preferred Options version of the plan can be found at appendix C. Authorisation for the publication of the Preferred Options Consultation on the West Berkshire Minerals and Waste Local Plan needs to be formally ratified by Full Council.

Policy Development

3.2 The Issues and Options consultation set out a number of topic areas considered to be the key issues relating to Minerals and Waste. A review of the potential policy

options to deal with these key issues was carried out as part of the SA/SEA process (see SA/SEA report in appendix D). This set out a number of different options for policies which could be taken forward into the plan, assessed them as options and made a recommendation as to which policy option, or options, would be the most appropriate to include in the plan.

3.3 As a result of this process, as well as the consideration of all evidence collected and collated, the following policies are proposed for inclusion in the plan.

3.4 *Policy 1 Sustainable Development*

This is a general policy setting out that the plan will support the NPPF priority of delivering sustainable development.

3.5 *Policy 2 Landbank/Need*

This policy sets out the mineral demand requirement for West Berkshire as set out in the minerals evidence. The policy sets out the need for the WBMWLP to plan for the delivery of 4 million tonnes of construction aggregates over the plan period. The policy also sets out the proposed allocated sites to meet this need (see details on site allocation below).

3.6 *Policy 3 Self-Sufficiency in Waste Management*

This policy sets out the proposed approach to waste management for West Berkshire. The evidence compiled indicates that currently the district has sufficient waste sites to achieve net self-sufficiency of waste management and therefore, no further sites are required. This policy is closely linked to the safeguarding waste policy, as the safeguarding of existing permitted waste sites will ensure that the district is able to maintain net self-sufficiency of waste management.

3.7 *Policy 4 - 7 Location of Development*

There are four policies under this heading: Construction Aggregates, Waste Management, Landfilling and Borrow Pits. The policies set out where there will be a presumption in favour of development for each type of development.

3.8 *Policy 8 - 9 Safeguarding*

There are two policies under this heading, namely Minerals Safeguarding and Waste Safeguarding. The policies set out the minerals and waste sites and resources that will be safeguarded from non-minerals or waste development. This will ensure that mineral deposits are not sterilised and that infrastructure to support minerals and waste processing is retained to ensure the Council can continue to meet its needs.

3.9 *Policy 10 – 14 Specialist Development*

There are five policies under this heading each relating to a specialist mineral or waste management process – Chalk and Clay, Energy Minerals, Specialist Waste Management Facilities, Radioactive Waste treatment linked to AWE and reworking old landfill sites. These policies all set out the criteria for when these types of development will be viewed favourably and what exceptional circumstances would need to be overcome.

3.10 Policy 15 – 16 Infrastructure

There are two policies under this heading: permanent aggregates infrastructure (e.g. processing plants) and temporary minerals and waste infrastructure. The policies set out the criteria for when these types of development would be viewed favourably and what exceptional circumstances would need to be overcome.

3.11 Policy 17 Restoration and After-Use

This policy sets out the requirements for restoration and after-use of sites following the completion of mineral extraction.

3.12 Development Management Policies

12 development management policies have been developed covering the following topics:

- Policy 18 Landscape – this policy sets out a general approach for consideration of the impact on the landscape from minerals and waste development.
- Policy 19 Protected Landscapes – this policy sets out the approach to development in protected landscapes, specifically the AONB. It includes details of the exceptional circumstances when minerals and waste development may be considered acceptable in the AONB.
- Policy 20 Biodiversity and Geodiversity – this policy sets out the approach for considering the impact of development on biodiversity and geodiversity.
- Policy 21 Agricultural land – this policy sets out the approach to considering the impacts development could have on agricultural land.
- Policy 22 Transport – this policy sets out the requirements for highways and transport considerations associated with development.
- Policy 23 Rights of Way – this policy sets out the requirements for rights of way affected by development to be retained or diverted to allow continued access to the countryside.
- Policy 24 Flooding – this policy sets out the approach that will be taken to consider flood risk and the impacts on flooding that development may have.
- Policy 25 Climate Change – this policy sets out the approach that will be taken in order to consider the impacts development could have on climate change, seeking to minimise these impacts.
- Policy 26 Public Health, Environment and Amenity – this policy sets out the approach that will be taken in order to consider the impacts development could have on public health, the environment and amenity, seeking to minimise the negative impacts.
- Policy 27 Historic Environment – this policy sets out the approach that will be taken in order to consider the impacts of development on the historic environment.

- Policy 28 Design – this policy sets out the approach that will be taken towards ensuring good design is associated with development.
- Policy 29 Cumulative Impacts – this policy sets out the requirements for considering potential cumulative impacts resulting from development.

Site Allocations

- 3.13 All sites submitted to the Council have been assessed as part of the site assessment process, the details of which are set out in the appendices to the SA/SEA report (available electronically upon request and in hard copy in Members’ boardroom).
- 3.14 Minerals sites located within the AONB have been automatically excluded from the site assessment process as they are not considered reasonable alternatives for allocation due to national planning policy. The NPPF clearly states that Local Planning Authorities should seek to meet landbank requirement from outside the AONB (para. 144) and that major development should only take place in the AONB in exceptional circumstances (para 116).
- 3.15 Landscape and visual Impact Assessment (available electronically upon request and in hard copy in Members’ boardroom) has been carried out to provide landscape advice and consultation with internal (highways, ecology, archaeology, environmental health, conservation) and external (Environment Agency, Natural England, Historic England) consultees has taken place to inform the site selection process.
- 3.16 It should be noted that due to the nature of minerals development, sites can only be located where there are mineral resources. The impacts of any development are temporary during the life of the site, and following restoration the impacts should be reduced to neutral, or an overall positive benefit.
- 3.17 As a result of the site assessment process, seven minerals sites are proposed for inclusion as preferred options to meet the Council’s need of approx. 4m tonnes of sand and gravel. The seven sites proposed for inclusion in the Preferred Options gives a total of approximately 4.75m tonnes. This figure is based on assumptions that have been made by officers when assessing the submitted sites and may not reflect the final volume that could be released from each site. Therefore, it is considered important to have flexibility in the sites consulted upon as Preferred Options.

Sites	Approx. volume (tonnes)
Boot Farm, Brimpton Common	0.7m
Firlands, Burghfield Common	0.5m
Wasing Lower Farm, Aldermaston	0.75m
Manor Farm, Brimpton	0.6m
Tidney Bed, Ufton Nervet	1m
Cowpond Piece, Ufton Nervet	Up to 1m
Waterside Farm, Thatcham	0.2m
TOTAL	4.75m

- 3.18 No waste sites are proposed for allocation as the evidence suggests that there are already sufficient waste sites in the district to meet the need for waste management through to the end of the plan period. It is proposed that these sites will be safeguarded (proposed policy 9) from non-waste development to ensure that adequate capacity for waste management can be maintained in the district.
- 3.19 The proposed sites for allocation were presented to members of the Planning Advisory Group. Ward members with a proposed site in their ward were invited to this meeting in February 2017.

4. Other options considered

- 4.1 It is recognised that section 3.14.8 of the Constitution delegates the power for the Head of Planning and Countryside to carry out:

“All consultations on Planning issues (with the exception of those deemed significant and requiring referral to the Executive/Select Committee) be delegated to the Head of Planning and Countryside in consultation with the Leader, appropriate Portfolio Holder and Opposition Spokesperson.”

- 4.2 This consultation is considered to be a significant consultation as the consultation document includes both draft preferred policies as well as preferred sites identified for possible allocation in the final version of the plan. However the Local Government Act Functions Regulations are understood to prohibit decisions on planning policy documents being the sole function of the executive so it is considered that the authorisation of this consultation must be a function of Full Council.
- 4.3 Even if the Preferred Options Consultation document were to be considered to fall within the delegated powers afforded to the Head of Planning and Countryside the consultation document is accompanied by a variety of other evidence based documents such as a minerals evidence document, a Local Waste Assessment, an equalities impact assessment as well as a Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA).
- 4.4 It is necessary for Strategic Environmental Assessment / Sustainability Appraisal Report (required by the SEA Directive) to be the subject of consultation with the public and statutory consultation bodies prior to being finalised.
- 4.5 The aim of the SEA is to identify potentially significant environmental effects created as a result of the implementation of the plan or programme on issues such as ‘biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors’ as specified in Annex 1(f) of the Directive. The Directive was transposed into legislation by the Environmental Assessment of Plans and Programmes Regulations 2004 (the ‘SEA Regulations’)(as amended).
- 4.6 Sustainability Appraisals (SAs) examine the effects of proposed plans and programmes in a wider context, taking into account economic, social and environmental considerations in order to promote sustainable development. The production of an SA/SEA report is mandatory for all DPDs developed in accordance with the Planning and Compulsory Purchase Act 2004 as amended. The

requirements for both the SA and SEA can be carried out in one appraisal process. In order to avoid any confusion the terms ‘SA’ and ‘SEA’ are interchangeable.

- 4.7 Officers have drafted an Environmental Report (covering the requirements for both SEA and SA for the Minerals and Waste Local Plan for West Berkshire (WBMWLP)). It is understood that consultation on the Strategic Environmental Assessment / Sustainability Appraisal report that supports the development of the Preferred Options Plan needs to be formally ratified by Full Council as there are no delegated powers afforded to the Head of Planning and Countryside to authorise such a publication under the relevant regulations.
- 4.8 Similarly the Consultation is supported by a Habitats Regulations Assessment which is required by the Habitats Directive and the Conservation of Habitats and Species Regulations 2010 (as amended). The legislation places a requirement on any body that is developing a plan or programme (the West Berkshire Minerals and Waste Local Plan would be classed as a plan in the terms of the legislation) to carry out an appropriate assessment to ensure that the plan or programme does not have a significant effect on a European site either individually, or in combination with other projects. The Habitats Regulations Assessment completed to support the Preferred Options Plan complies with these legislative requirements and it is understood that this needs to be formally ratified by Full Council as there are no delegated powers afforded to the Head of Planning and Countryside to authorise such a publication under the relevant regulations.

5. Conclusion

- 5.1 It is concluded that the suite of documents that have been prepared by officers, which have been informed by elected members, public consultations, technical studies and consultations with statutory bodies and internal departments should be the subject of public consultation for a six week period. This is in order to allow all interested parties to provide input into the final draft of the West Berkshire Minerals and Waste Local Plan that will be subsequently drafted and subjected to an Examination in Public.

6. Recommendation

- (1) That the Preferred Options Consultation Document, and supporting evidence (including the Sustainability Appraisal /Strategic Environmental Assessment report and Habitats Regulations Assessment), is published for a six week consultation in accordance with the West Berkshire Statement of Community Involvement.
 - (2) That Full Council grant delegated authority to the Head of Development and Planning and appropriate portfolio holder to agree any minor typographical and formatting alterations to the draft Preferred Options consultation document and supporting information prior to publication for consultation.
- 6.2 If approved, it is anticipated that the consultation will take place for 6 weeks between 19 May and 30 June 2017 and will be carried out in accordance with the Council’s Statement of Community Involvement.

7. Future timetable

- 7.1 Following the consultation, officers will prepare a submission version of the plan for council, which will take account of the comments received. This will be presented to Council in due course.
- 7.2 It is currently anticipated that the submission draft of the plan will be ready for publication by the end of 2017, with examination taking place in summer 2018 and adoption of the plan by the end of 2018.
- 7.3 These timings are indicative as the level of response to the preferred options consultation will impact upon the timetable, as will the level of resources within the Minerals and Waste Team.

8. Consultation and Engagement

- 8.1 Consultation has taken place with members of the Minerals and Waste team and Planning Advisory Group.
- 8.2 There have been two rounds of public consultation as part of the preparation of the preferred options plan, initially on the Issues and Options in early 2014 and the Sites consultation in summer 2016. The comments made as part of these consultations have been taken into account in the preparation of the plan.

Background Papers:

The following documents have supported the development of the Preferred Options Minerals and Waste Local Plan and will be available to members of the public as part of the consultation, via the Council's website. Further details on these documents are set out in section 2.1 of the above report. Electronic copies of these documents are available on request:

- Minerals Evidence
- Waste Evidence
- Landscape and Visual Assessment
- Strategic Flood Risk Assessment (SFRA) Statement
- Statement of Consultation
- Glossary
- SA/SEA Appendices

The following documents are available as appendices to this report.

- Equalities Impact Assessment (EqIA) (Appendix B)
- Preferred Options consultation document (Appendix C)
- Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) Environmental Report (Appendix D). The appendices to the SA/SEA are available electronically upon request and in hard copy in Members' boardroom as stated above.
- Habitats Regulation Assessment (HRA) (Appendix E)

Subject to Call-In:

Yes: No:

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



Wards affected:

The plan will affect the whole of the district.

Strategic Aims and Priorities Supported:

The proposals will help achieve the following Council Strategy aims:

- SLE – A stronger local economy**
- HQL – Maintain a high quality of life within our communities**

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

- SLE2 – Deliver or enable key infrastructure improvements in relation to roads, rail, flood prevention, regeneration and the digital economy**
- MEC1 – Become an even more effective Council**

The proposals contained in this report will help to achieve the above Council Strategy aims and priorities by setting out the planning framework for minerals and waste development in West Berkshire.

Officer details:

Name: Andrew Morrow
Job Title: Senior Minerals and Waste Officer
Tel No: 01635 519117
E-mail Address: Andrew.morrow@westberks.gov.uk

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Equality Impact Assessment – Stage One

Name of Policy, strategy of function:	Minerals and Waste Local Plan (Preferred Options)
Version and release date of item (if applicable):	Preferred Options (May 2017)
Owner of item being assessed:	Bryan Lyttle (Planning and Transport Policy Manager) / Matt Meldrum (Minerals and Waste Team Leader)
Name of assessor:	Rachael Lancaster (Senior Planning Officer – Minerals and Waste)
Date of assessment:	01/03/2017

Is this a:		Is this:	
Policy	Yes	New or proposed	Yes
Strategy	Yes	Already exists and is being reviewed	No
Function	No	Is changing	No
Service	No		

Main Aims, Objectives and intended Outcomes of the Minerals and Waste Local Plan	
Aims:	The Minerals and Waste Local Plan will set out the strategic policy for minerals and waste development in West Berkshire. The vision for the plan states: “To facilitate the planned delivery of mineral resources and waste management capacity which meet the requirements for West Berkshire in accordance with national planning policy. In particular to plan for the delivery of mineral resources and waste management capacity in locations which meet the needs of the communities and economy of West Berkshire in the most sustainable way.”
Objectives:	The plan objectives are: Minerals <ol style="list-style-type: none"> 1. To encourage the most appropriate use of all mineral resources and the re-use of recycled minerals and secondary aggregates, having regard to the need to ensure that there is a sufficient supply, whilst maintaining the long term conservation of primary aggregates 2. To attain the principles of sustainable development set out in the NPPF by taking into consideration the demand for all mineral resources and the need to protect and seek to improve the quality of life of residents, the quality of diversity of areas of nature conservation interest, historic and heritage assets, water environment and

	<p>landscape character</p> <ol style="list-style-type: none"> 3. Where practicable to locate minerals development in appropriate locations in order that the potential negative impact from flooding is minimised. 4. To maintain a stock of permitted reserves (a landbank) for aggregate minerals, in accordance with current Government advice to ensure an adequate and steady supply of minerals from outside the North Wessex Downs Area of Outstanding Natural Beauty, Scheduled Monuments, Special Areas of Conservation, Registered Historic Parks and Gardens, Battlefields and Conservation Areas. 5. To identify Preferred Areas for future mineral extraction which will provide for the continued extraction of minerals, having regard to the need to avoid demonstrable harm to interests of acknowledged importance. 6. To prevent the unnecessary sterilisation of proven mineral resources by other forms of development and to safeguard existing and planned rail head sites together with existing and planned concrete batching facilities, coated road stone manufacturing facilities and sites that handle, process and distribute recycled and secondary aggregates. 7. To provide for the recovery and reuse of aggregate from construction and demolition waste in order to reduce the requirement for new primary resources to a minimum. 8. To ensure that mineral sites are progressively restored to a high standard, beneficial and viable after-use. <p>Waste</p> <ol style="list-style-type: none"> 1. To seek to prevent the generation of waste arisings at source, and to support and encourage initiatives designed to achieve this. 2. To increase the overall waste management in West Berkshire in line with the Waste Hierarchy through the provision of capacity for the re-use of waste materials, the preparation for the reuse of materials, the recycling of waste and the recovery of materials that cannot be recycled and to minimise the quantities of residual waste needing final disposal while recognising that this will continue to be required. 3. To provide a flexible approach to the delivery of waste management facilities of appropriate capacity and type to achieve net self-sufficiency within the West Berkshire area. 4. To enable the delivery of the West Berkshire Waste Management strategy and increase the proportion of waste managed further up the waste hierarchy. 5. To locate waste management facilities so that wherever possible they minimise the distances that waste is transported for management and disposal, and to minimise adverse traffic effects of waste management development. 6. To safeguard existing waste management facilities, which are appropriately located, from competing forms of
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	<p>development that might otherwise constrain their continued operation or lead to their loss.</p> <ol style="list-style-type: none"> 7. To ensure appropriate protection of the quality of life of those who live and work in West Berkshire from the adverse effects of waste management related development. 8. To ensure appropriate protection of the natural and cultural heritage in West Berkshire from the adverse effects of waste management related development in accordance with the NPPF. 9. Where practicable to locate waste development in appropriate locations in order that the potential negative impact from flooding is minimised. <p>The plan objectives were subject to EqIA in 2013 as part of the Issues and Options consultation. It was concluded at that stage that the Minerals and Waste Local Plan ‘Issues and Options’ have very limited relevance to equality issues, particularly considering that it was very unlikely that the resulting impacts on persons with the nine protected characteristics would differ in any way from any other interested party.</p>
Outcomes:	Delivery of the Minerals and Waste Local Plan for West Berkshire to guide development of minerals and waste sites over the plan period to 2036.
Benefits:	The Minerals and Waste Local Plan has been positively prepared to guide development of minerals and waste sites in West Berkshire to 2036. This will provide developers, land owners and members of the public certainty as to where sites are likely to be developed as well as setting out the criteria by which sites will be assessed when considering whether it would be appropriate to grant planning permission.

Equalities Impact Assessment

The Objectives of the Plan were subject to EqIA as part of the Issues and Options consultation in 2013. The following tables carry out the EqIA of the Preferred Options stage of the development of the West Berkshire Minerals and Waste Local Plan as well as all the policies proposed within the plan.

Assessment of Likely effects					
No impact	0	Positive Impact	+	Negative Impact	-

The Plan: Minerals and Waste Local Plan (Preferred Options)		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from the plan. It is not considered that the plan would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from the plan. It is not considered that the plan would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from the plan. It is not considered that the plan would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from the plan. It is not considered that the plan would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from the plan. It is not considered that the plan would be discriminatory to any people of a particular race.

Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from the plan. It is not considered that the plan would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from the plan. It is not considered that the plan would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from the plan. It is not considered that the plan would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of the plan on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

The Individual Policies of the Plan

Policy: Sustainable Development		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be

		discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Landbank / Need		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership

Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Self-Sufficiency in Waste Management		
Group Effectuated	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.

Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Location of Development – Construction Aggregates		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.

Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Location of Development – Waste Management Facilities		
Group Effected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.

Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Location of Development - Landfilling of Waste		
Group Affected	Likely Effect	Comment

Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Borrow Pits		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.

General Comments:
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.

Policy: Minerals Safeguarding		
Group Effected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.

Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Waste Safeguarding		
Group Effected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.

Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Chalk and Clay		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.

Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Energy Minerals		
Group Effected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant of have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.

Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Specialist Waste Management Facilities		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership

Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Radioactive Waste Treatment and Storage at AWE		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.

Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Reworking old Landfill Sites		
Group Effected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.

Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Location of Permanent Construction Aggregate Infrastructure		
Group Effected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.

Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Temporary Infrastructure		
Group Effected	Likely Effect	Comment

Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Restoration and After Use		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected		

characteristics.

Policy: Landscape		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.

Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Protected Landscapes		
Group Effected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.

Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Biodiversity and Geodiversity		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.

Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Agricultural Land		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.

Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Transport		
Group Effected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership

Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Rights of Way		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.

Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Flooding		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.

Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
<p>It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.</p> <p>It is considered that without a specific flooding policy within the Minerals and Waste Local Plan there could have been potential for the impacts of flooding to impact on different groups, particularly the elderly or those with a disability. However, the policy requires minimisation of impacts and consideration of mitigation measures to ensure that overall flood risk does not increase as a result of development, and in many cases improves, therefore, it is not considered that there will be a different impact on people based on their age or disability.</p>		

Policy: Climate Change		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected		

characteristics.

It is considered that without a specific climate change policy within the Minerals and Waste Local Plan there could have been potential for the impacts of climate change to impact on different groups, particularly the elderly and very young. However, the policy requires minimisation of impacts that could contribute to climate change and therefore, it is not considered that there will be a different impact on people based on their age.

Policy: Public Health, Environment and Amenity		
Group Affected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership.
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.

Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
<p>It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.</p> <p>It is considered that without a specific Public Health, Environment and Amenity policy within the Minerals and Waste Local Plan there could have been potential for the impacts of minerals and development to impact on different groups, particularly the elderly, very young or those with a disability. However, the policy requires minimisation of impacts and consideration of mitigation measures to ensure that overall there is not an adverse impact on public health the environment or amenity, therefore, it is not considered that there will be a different impact on people based on their age or disability.</p>		

Policy: Historic Environment		
Group Effected	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership

Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Design		
Group Effectuated	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.
Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.

Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion or belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Policy: Cumulative Impacts		
Group Effectuated	Likely Effect	Comment
Age	0	No adverse or positive impacts on any people in particular age groups have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people in particular age groups.
Disability	0	No adverse or positive impacts on any people with any particular disabilities have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people with any particular disabilities.

Gender Reassignment	0	No adverse or positive impacts on any people who are affected by gender reassignment have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people affected by gender reassignment.
Marriage and Civil Partnership	0	No adverse or positive impacts on any people who are married or in a civil partnership have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are married or in a civil partnership
Pregnancy and Maternity	0	No adverse or positive impacts on any people who are pregnant or have young children have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people who are pregnant or have young children.
Race	0	No adverse or positive impacts on any people who are of a particular race have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to any people of a particular race.
Religion or Belief	0	No adverse or positive impacts on any people who hold a particular religion of belief have been identified to result from this policy. It is not considered that this policy would be discriminatory to any people who hold a particular religion or belief.
Sex	0	No adverse or positive impacts on any people of a particular sex have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sex.
Sexual Orientation	0	No adverse or positive impacts on any people of a particular sexual orientation have been identified as likely to result from this policy. It is not considered that this policy would be discriminatory to people of a particular sexual orientation.
General Comments:		
It is not considered that the impacts of this policy on persons with the nine protected characteristics will differ in any way from any other interested party, therefore, there will be no adverse impacts on equalities or discrimination with regard to the protected characteristics.		

Assessment Result	
Are there any aspects of the proposed Plan, including how it is delivered or accessed, that could contribute to inequality?	No
The Minerals and Waste Local Plan has been positively planned and evidence based resulting in no impact on equalities. It is not considered that the impacts of the plan on persons with the nine protected characteristics will differ in any way from any other interested party.	

Will the proposed decision have an adverse impact upon the lives of people, including employees and service users?	No
The Minerals and Waste Local Plan has been positively planned and evidence based resulting in no impact on equalities. It is not considered that the impacts of the plan on persons with the nine protected characteristics will differ in any way from any other interested party.	

Identify next steps as appropriate:	
Stage Two required	No
Owner of Stage Two assessment:	N/A
Timescale for Stage Two assessment:	N/A

Name: <i>R. Lancaster</i>	Date: <i>01.03.2017</i>
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1 Introduction

1 Introduction

What is the West Berkshire Minerals and Waste Local Plan?

1.1 The West Berkshire Minerals and Waste Local Plan (WBMWLP) will provide the planning framework for Minerals and Waste development in West Berkshire. It will set out the long term vision for mineral and waste development to 2036 and set out the policy context for assessing planning applications for minerals and waste development in the District.

1.2 The West Berkshire Minerals and Waste Local Plan will replace the, now dated, Replacement Minerals Local Plan for Berkshire Incorporating the alternations adopted in 1997 and 2001 (RMLP) and the Waste Local Plan for Berkshire, adopted in 1998 (WLPB) for planning decisions in West Berkshire.

1.3 The Minerals and Waste Local Plan will shape the future of minerals and waste development within West Berkshire by setting out the development of a new strategy to guide the steady and adequate delivery of minerals and waste sites in a clear and strategic manner.

1.4 The plan will include a range of planning policies against which proposals for minerals and waste can be assessed. It will also allocate preferred sites for development to ensure that the needs of the District can be met over the period covered by the plan.

Consultation

1.5 There is no formal requirement to consult on the emerging plan until the final submission version of the plan is published, however, the Council believe that it is important to engage at an early stage of plan making with the public, operators and landowners.

1.6 An Issues and Options consultation (undertaken in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)⁽¹⁾ was carried out in January/February 2014. This consultation set out the issues and options the Council considered necessary to be included within the Minerals and Waste Local Plan, asking for comments from members of the public, operators and landowners. The outcome of the consultation has been used to set the framework for the emerging Minerals and Waste Local Plan.

1.7 As part of this consultation operators and landowners were invited to submit proposals for potential sites for future minerals and waste development. In the summer of 2016 a public consultation took place on the sites submitted for consideration as part of the plan making process. This consultation was carried out before the Council had carried out site assessment work, to allow comments from the public, operators and landowners to be incorporated into the site selection process.

1.8 A further “call for sites” took place between December 2016 and March 2017, mainly aimed at sites in relation to housing and economic development, but it also included the opportunity to submit further minerals and waste sites.

1.9 This Preferred Options Document, pulls together information collected from previous consultations and sets out the Council's preferred approach for the Minerals and Waste Local Plan. It is not the presentation of final decisions and is not a Submission Draft Local Plan.

1 Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended):
http://www.legislation.gov.uk/ukSI/2012/767/pdfs/ukSI_20120767_en.pdf

Introduction 1

1.10 This public consultation is being undertaken in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Council's Statement of Community Involvement⁽²⁾.

1.11 The consultation will run for 6 weeks between the 19th May 2017 and the 30th June 2017.

1.12 We want as many of the citizens and workers of West Berkshire, as possible, to get involved in shaping the future of minerals and waste development in West Berkshire, therefore we would welcome any comments that any stakeholder may wish to make.

1.13 Whilst we would encourage respondents to provide their views upon the Preferred Options Plan, we would also welcome comments on any of the evidence base documents that have been developed to inform this preferred options consultation.

1.14 You can view the Minerals and Waste Local Plan Preferred Options consultation document and supporting information online, or at the Council offices on Market Street, Newbury or online at any of the local libraries.

1.15 We would prefer you to make your comments online via our website, however you can also let us know your views by email, post or fax.

1.16 Alternatively, if you would simply like more information on the consultation or help to comment online, please phone and speak to a member of the minerals and waste team.

Contact Details

Consultation Portal: <http://consult.westberks.gov.uk/portal>

Website: www.westberks.gov.uk/mwlppo

Email: mwdpd@westberks.gov.uk

Post: Minerals and Waste Planning Team, West Berkshire Council, Market Street, Newbury, RG14 5LD

Telephone: 01635 519111

Fax: 01635 519408

² Statement of Community Involvement: <http://info.westberks.gov.uk/CHttpHandler.ashx?id=38265&p=0>

2 Background

2 Background

About West Berkshire

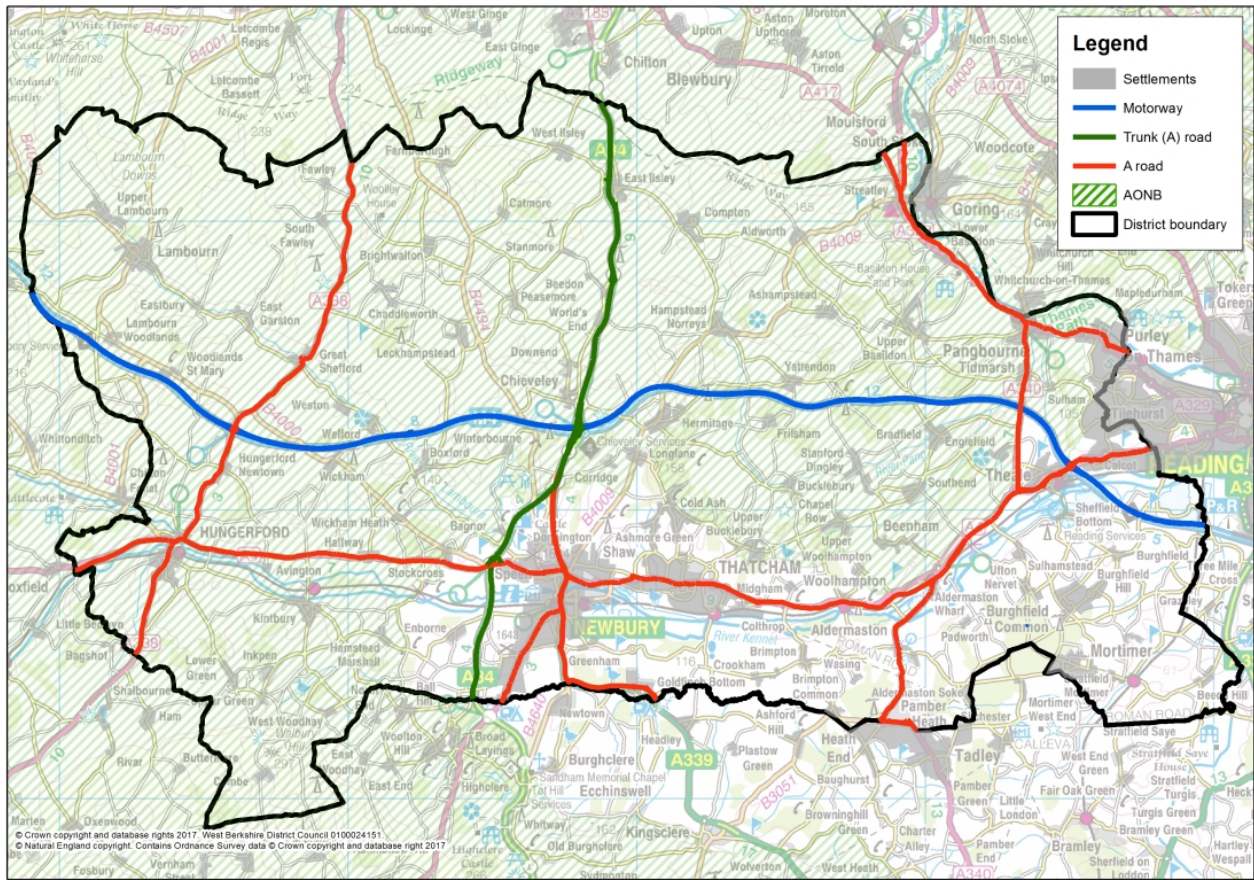
2.1 West Berkshire is a unitary authority of 704 square kilometres (272 square miles), located in South East England. Approximately 90% of the district is considered to be rural in character. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) is a nationally important and legally protected landscape, designated for the quality of its scenic beauty, covering approximately 74% of the district.

2.2 Approximately 44% of the population live in rural areas of the district, dispersed across a large number of towns, village and smaller settlements. The remainder of the population are focused in the urban areas of Newbury and Thatcham and the urban areas of Calcot, Tilehurst and Purley-on-Thames to the east of the district.

2.3 West Berkshire is part of the Thames Valley which is recognised as the most productive sub-region in the UK⁽³⁾. Employment provision in West Berkshire is diverse and employment rates remain high.

2.4 West Berkshire is well connected in transport terms. At the centre of the district is an important road interchange. This is where the east-west M4 motorway intersects with the north-south A34. There are road connections to larger centres such as Reading, Oxford, Swindon, Basingstoke and London. Mainline railway services to London and the south west of England run through the south of the District.

Background 2

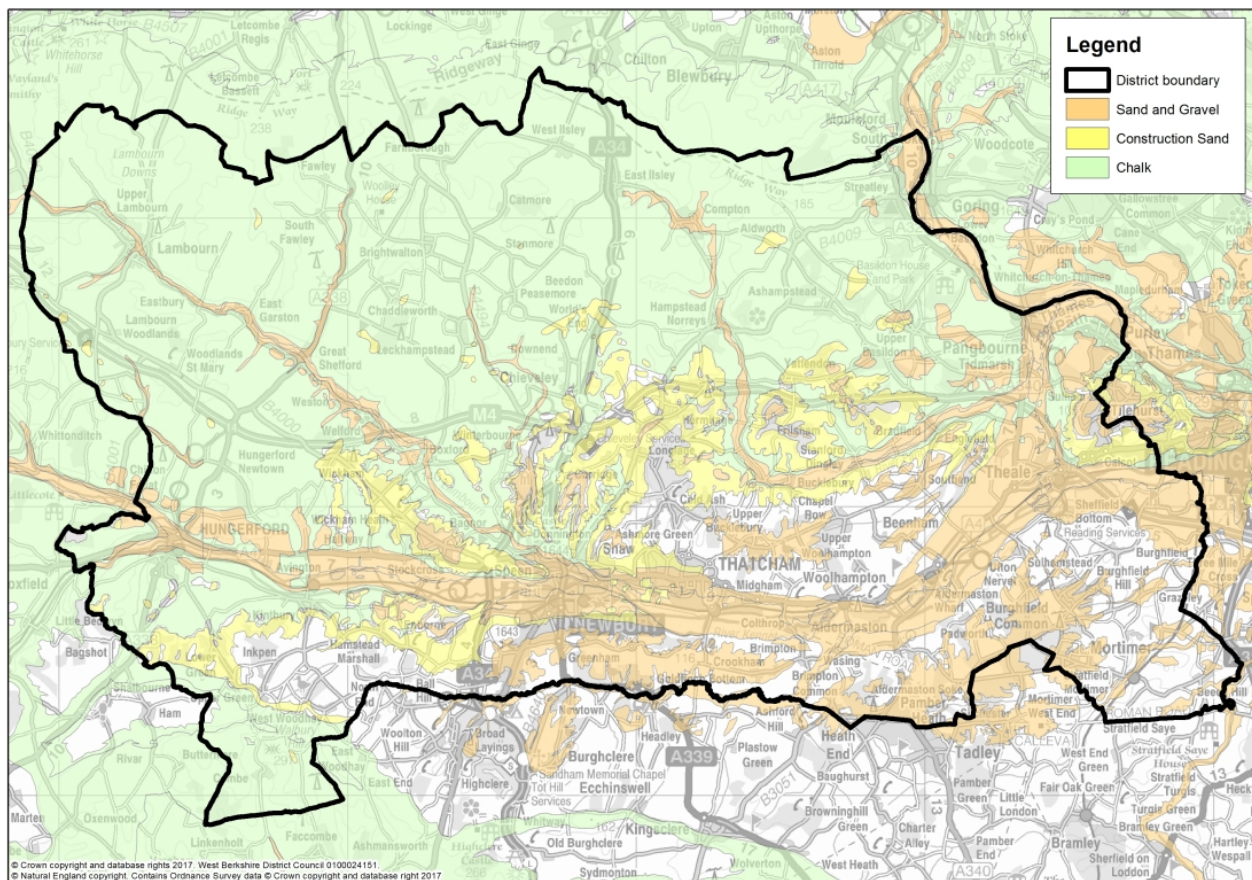


West Berkshire

Minerals in West Berkshire

2.5 In West Berkshire, the main mineral deposits that occur are construction aggregates, namely sharp sand and gravel (primarily used to make concrete) and soft sand (primarily used for mortar production). A limited amount of marine aggregate is imported into West Berkshire, by rail and road, for use within the authority and surrounding area. West Berkshire has no deposits of hard rock, therefore, demand for these types of minerals is met by material that is imported, by rail, to West Berkshire.

2 Background



West Berkshire Mineral Resources

2.6 West Berkshire has been a significant producer of aggregates for many years, and over the last decade approximately 4 million tonnes of primary aggregates have been sold from quarries within West Berkshire. Years of aggregate production in the district has reduced the availability of the aggregate resources, and the high quality sharp sand and gravel deposits found throughout the Kennet valley between Newbury and Reading have seen a significant reduction in the volume of reserves that remain in situ for future working.

2.7 Historically the majority of soft sand deposits that have been worked in West Berkshire have been those found in the North Wessex Downs AONB, in particular an outcrop found around Junction 13 of the M4. The British Geological Society has indicated that there are soft sand deposits located outside the AONB, but these have not been worked in recent years.

2.8 Sand and gravel quarrying does not require blasting and due to the shallow nature of the deposits they are relatively short lived in comparison to hard rock quarries. However, the process of minerals extraction and transportation can have a significant effect on the local environment while the operations take place.

2.9 Increasingly construction and demolition waste is being used, where the specification allows, as a substitute for primary aggregates. This poses new and different demands on the construction aggregate supply industry in finding sites and processing capacity to recycle and deliver these materials. Since 2012 the sales of recycled aggregates from sites in West Berkshire have exceeded the sales of primary aggregates won from mineral extraction sites within the district.

Background 2

2.10 Historically chalk and clay have been worked in West Berkshire for small scale specialised purposes. There are also deposits of coal underlying areas of West Berkshire along with outcrops of shales that may contain shale gas. None of these minerals are currently exploited, but may offer potential for the future should there be the demand.

Waste in West Berkshire

2.11 There are various waste types that arise in West Berkshire, all of which need to be managed in some way or another. The three principal waste streams are:

- **Local Authority Collected Waste (LACW)** – This includes household waste and other waste collected by waste collection authorities. This waste stream includes a considerable amount of recyclable material as well as a biodegradable element and invariably a fraction of hazardous waste material (eg. batteries or paint)
- **Commercial and Industrial Waste (C&I)** - This includes waste that arises from wholesalers, catering establishments, shops and offices, factories and industrial plants. This can include a range of materials such as food, paper, card, wood, glass, plastic and metals. Broadly the volume of C&I waste arising is approximately double that of LACW.
- **Construction, Demolition and Excavation Wastes (CD&E)** – This includes waste from the construction, repair, maintenance and demolition of buildings, structures, roads and other infrastructure and the excavation of sites. It is usually made up of bricks, concrete, hardcore, subsoil and topsoil, but can include timber, metal, plastics and occasionally hazardous waste materials. This is the most dominant waste stream in West Berkshire.

2.12 Other waste streams within West Berkshire include radioactive waste, hazardous waste, sewage sludge and agricultural and equine waste.

2.13 West Berkshire both imports and exports waste, but the volume of waste managed in West Berkshire exceeds the total amount of waste that arises within the authority. This appears to be principally due to a significant amount of construction and demolition waste management capacity within West Berkshire.

Cross Boundary Issues

2.14 There are movements of both minerals and waste across administrative boundaries. With respect to minerals large volumes are imported via rail to the railhead depots that exist in West Berkshire. These are either used at these sites, which also host manufacturing facilities that produce concrete and asphalt, or the aggregates are exported as raw materials by road. It is known that these railhead sites serve a far wider area than West Berkshire so a proportion of the material imported by rail is subsequently exported by road. It is believed that West Berkshire used to be a significant producer of land won sand and gravel used in the construction industry, but a consistent decline in sales of construction aggregates from sites in West Berkshire in recent years suggests that the level of exports of these minerals won from sites in the District has declined.

2.15 Waste also crosses administrative boundaries, and it is understood that one of the larger waste movements that takes place is the importation of construction, demolition and excavation waste into West Berkshire for processing. Much of the imported waste, once processed, is subsequently exported as recycled aggregate, soils or as fill material used in the restoration of extraction sites.

2 Background

2.16 The fact that minerals and waste transcend authority boundaries means that the Duty to Cooperate (DtC) is a key tool necessary for the delivery of a sound minerals and waste plan. The Localism Act of 2011 introduced a Legal requirement to co-operate under section 33A of the Planning and Compulsory Purchase Act 2004 (as inserted by section 110 of the Localism Act 2011), commonly referred to as the “Duty to Cooperate”.

2.17 DTC, is regarded as the tool for delivering strategic planning at a local level and requires councils and public bodies to engage constructively, actively, and on an ongoing basis, in relation to planning for strategic issues. The DtC aims to promote a culture change and spirit of partnership working on strategic cross boundary issues.

2.18 West Berkshire acknowledges that both minerals and waste are strategic matters, in the terms of section 33A of the Planning and Compulsory Purchase Act 2004, and therefore West Berkshire Council will engage constructively, actively, and on an ongoing basis, in any process where there are cross-boundary issues or impacts.

2.19 As part of the DtC, the Berkshire Unitary Authorities have signed two memoranda of understandings, in order to form an ongoing basis for implementing the DtC for planning in the former county of Berkshire. These memoranda of understanding are not intended to be legally binding, nor do they form a statement of policy, rather they are intended to provide a statement on the six Berkshire Unitary Authorities understanding of how joint working on strategic planning, including minerals and waste plan making, will proceed.

2.20 Similarly, under this requirement enacted through the Localism Act 2011, West Berkshire Council has signed up to a further memorandum of understanding that has been signed by a number of the waste planning authorities that make up the former South East region. The purpose of this memorandum of understanding is to underpin effective cooperation, consistency and collaboration between the Waste Planning Authorities in the South East, to aid in addressing strategic cross boundary issues that relate to planning for waste management.

Other Plans and Programmes

2.21 Planning policies for West Berkshire need to be prepared in the context of national planning policy guidance, and with regard to other local plans and strategies produced by the Council and other organisations.

National Plans and Programmes

2.22 National policies on planning matters are contained in the **National Planning Policy Framework (NPPF)**⁽⁴⁾, **National Planning Policy for Waste (NPPW)**⁽⁵⁾ and the **technical guidance to the NPPF**⁽⁶⁾.

2.23 The **Waste Management Plan for England**⁽⁷⁾ was published in 2013. It broadly aimed to move beyond the current throwaway society to a “zero waste economy” in which material resources are re-used, recycled or recovered wherever possible, and only disposed of as the option of very last resort. The strategy aims to:

- Decouple waste growth from economic growth
- Set national landfill diversion target to meet and exceed the EU targets

4 NPPF: <https://www.gov.uk/guidance/national-planning-policy-framework>

5 NPPW: <https://www.gov.uk/government/publications/national-planning-policy-for-waste>

6 Technical guidance to the NPPF: <https://www.gov.uk/government/collections/planning-practice-guidance>

7 Waste Management Plan for England: <https://www.gov.uk/government/publications/waste-management-plan-for-england>

Background 2

- Facilitate the development of necessary waste infrastructure
- Increase levels of recycling and energy recovery.

"Local" Plans and Programmes

2.24 The **South East Plan** (the Regional Spatial Strategy for the South East) was revoked on the 25th March 2013, under the Regional Strategy for the South East (Partial Revocation) Order 2013⁽⁸⁾. Two policies remain extant following the partial revocation of the South East Plan and only one policy: policy NRM6 (relating to the Thames Basin Heaths Special Protection Area)⁽⁹⁾, is relevant to the development of the Minerals and Waste Local Plan.

2.25 The **West Berkshire Core Strategy (2012)**⁽¹⁰⁾ sets out the long term, strategic vision for development in West Berkshire to 2026. It sets a target of delivery of 10,500 new homes by 2026 and allocates two strategic sites for development as well as setting the spatial framework for future development.

2.26 **Housing Site Allocations DPD (adoption 2017)**⁽¹¹⁾ sits under the Core Strategy to allocate the remainder of the housing requirement to 2026 and includes policies to guide development in the countryside.

2.27 **Neighbourhood Plans (as they emerge)**⁽¹²⁾ form part of the development plan. Currently there are four designated areas in West Berkshire with each parish council at a different stage of plan preparation. Neighbourhood Plans are not permitted to consider minerals and waste development.

2.28 Some of the policies of the **West Berkshire District Local Plan 1991 – 2006**⁽¹³⁾ have been saved and so form part of the development plan. The policies of particular relevance to the Minerals and Waste Local Plan relate to environmental nuisance and pollution control, noise pollution and hazardous substances.

2.29 The Council has started work on developing a new Local Plan which will replace the Core Strategy and Housing Site Allocations DPD. This is due for adoption in 2019/2020.

2.30 When adopted the West Berkshire Minerals and Waste Local Plan will form part of the statutory development plan for West Berkshire and sit alongside and complement the other development plan documents that form part of the statutory development plan.

2.31 The **Council Strategy (2015 – 2019)**⁽¹⁴⁾ sets out the wider strategic objectives of the Council. The Council Strategy outlines that the Council's vision and purpose is to "work together to make West Berkshire an even greater place in which to live, work and learn". There are four strategic aims to support the vision under the overall heading of "Become an Even More Effective Council":

- Better educated communities
- A stronger local economy
- Protect and support those who need it
- Maintain a high quality of life within our communities

8 South East Plan: <http://www.legislation.gov.uk/ukSI/2013/427/contents/made>

9 See pages 99 to 100 of The South East Plan

10 West Berkshire Core Strategy: <http://info.westberks.gov.uk/corestrategy>

11 Housing Site Allocations DPD: <http://info.westberks.gov.uk/hsa>

12 Neighbourhood Plans: <http://info.westberks.gov.uk/neighbourhoodplanning>

13 West Berkshire District Local Plan: <http://info.westberks.gov.uk/index.aspx?articleid=28783>

14 Council Strategy: <http://info.westberks.gov.uk/index.aspx?articleid=27946>

2 Background

2.32 The **Local Transport Plan (LTP)**⁽¹⁵⁾ was adopted in 2011 and sets the framework for the delivery of all aspects of transport and travel for West Berkshire to 2026.

2.33 Approximately 74% of West Berkshire is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The **North Wessex Downs AONB Management Plan**⁽¹⁶⁾ is another important consideration in the preparation of the Minerals and Waste Local Plan. The management plan is driven by the primary purpose of the AONB designation – conservation and enhancement of natural beauty. It places a strong emphasis on the delivery of an integrated and sustainable approach, with vibrant rural economies and communities.

2.34 The Council's **Waste Management Plan**⁽¹⁷⁾ was adopted in 2002, setting out the Council's plan for waste management to 2022. The strategy aims to maximise composting and recycling rates in the district. Veolia Environmental Services were appointed to deliver the waste management contract in 2008. In 2008 a new Household Waste Recycling Centre opened in Newbury, with a new Integrated Waste Management Facility opening in Padworth in 2011.

2.35 The Minerals and Waste Local Plan also needs to take into account other plans such as **Community Plans**⁽¹⁸⁾ (also known as Parish Plans) produced by the local communities of West Berkshire. These types of plans identify the economic, environmental and social issues important to a particular area and set out a vision for the local community.

Evidence Base

2.36 The Local Plan has to be based on a robust and credible evidence base. The Council has carried out or commissioned technical background work to help inform the process. This includes the following studies, all of which are available to download from the Council's website⁽¹⁹⁾.

- Local Aggregate Assessments (LAA)
- Local Waste Assessment (2017) (LWA)
- Minerals Evidence (2017)
- Authority Monitoring Reports (AMR)
- Strategic Flood Risk Assessment (SFRA) – Original 2008, updated 2016 for the Housing Site Allocations DPD. Work has commenced on an updated and revised SFRA to support the Minerals and Waste Local Plan.
- Landscape and Visual Assessment (2016)
- Habitats Regulation Assessment (HRA) (2017)
- Equalities Impact Assessment (EqIA) (2017)

2.37 Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) has been produced alongside the Preferred Options Minerals and Waste Local Plan. This builds upon the SA/SEA Interim Report produced to support the Issues and Options Consultation on the Minerals and Waste Local Plan. A SA/SEA must accompany every development plan document produced. This is a tool that highlights any significant environmental, social or economic effect of the plan. It assesses the plan against a number of sustainability objectives in order to identify the impacts. The appraisal is fully integrated into the plan making process so that it can inform and influence the plan as it evolves.

15 Local Transport Plan: <http://info.westberks.gov.uk/index.aspx?articleid=27914>

16 AONB Management Plan: <http://www.northwessexdowns.org.uk/About-Us/aonb-management-plan.html>

17 Waste Management Plan: <http://info.westberks.gov.uk/index.aspx?articleid=27743>

18 Community Planning: <http://info.westberks.gov.uk/index.aspx?articleid=29110>

19 Minerals and Waste Local Plan Preferred Options documents: www.westberks.gov.uk/mwlppo

Background 2

2.38 All the documents that form part of the evidence base for the emerging West Berkshire Minerals and Waste Local Plan contain numerous technical terms and acronyms. As opposed to including a glossary in each and every publication the Council has produced a single 'living' Glossary Document that will continue to be updated with new terms and acronyms.

3 Vision and Objectives

3 Vision and Objectives

3.1 The vision and objectives of the Minerals and Waste Local Plan provide the basis for the development of the overarching strategy, policies and proposals for minerals supply and waste management through the plan period to 2036.

3.2 The objectives seek to address the issues identified in the production and consultation involved in the development of the Minerals and Waste Local Plan, taking into account relevant national and local policies.

Vision

To facilitate the planned delivery of mineral resources and waste management capacity which meet the requirements for West Berkshire in accordance with national planning policy. In particular to plan for the delivery of mineral resources and waste management capacity in locations which meet the needs of the communities and economy of West Berkshire in the most sustainable way.

Strategic Objectives

3.3 The vision leads to a set of objectives which have been prepared through consultation and which reflect the direction given by other plans and strategies in the District. The strategic objectives represent the key delivery outcomes that the Minerals and Waste Local Plan should achieve. It is critical to the success of the Minerals and Waste Local Plan that these objectives are realised.

Minerals Objectives

M1	To encourage the most appropriate use of all mineral resources and the re-use of recycled minerals and secondary aggregates, having regard to the need to ensure that there is a sufficient supply, whilst maintaining the long term conservation of primary aggregates.
M2	To attain the principles of sustainable development set out in the NPPF by taking into consideration the demand for all mineral resources and the need to protect and seek to improve the quality of life of residents, the quality of diversity of areas of nature conservation interest, historic and heritage assets, water environment and landscape character.
M3	Where practicable to locate minerals development in appropriate locations in order that the potential negative impact from flooding is minimised.
M4	To maintain a stock of permitted reserves (a landbank) for aggregate minerals, in accordance with current Government advice to ensure an adequate and steady supply of minerals from outside the North Wessex Downs Area of Outstanding Natural Beauty, Scheduled Monuments, Special Areas of Conservation, Registered Historic Parks and Gardens, Battlefields and Conservation Areas.
M5	To identify Preferred Areas for future mineral extraction which will provide for the continued extraction of minerals, having regard to the need to avoid demonstrable harm to interests of acknowledged importance.

Vision and Objectives 3

M6	To prevent the unnecessary sterilisation of proven mineral resources by other forms of development and to safeguard existing and planned rail head sites together with existing and planned concrete batching facilities, coated road stone manufacturing facilities and sites that handle, process and distribute recycled and secondary aggregates.
M7	To provide for the recovery and reuse of aggregate from construction and demolition waste in order to reduce the requirement for new primary resources to a minimum.
M8	To ensure that mineral sites are progressively restored to a high standard, beneficial and viable after-use.

Waste Objectives

W1	To seek to prevent the generation of waste arisings at source, and to support and encourage initiatives designed to achieve this.
W2	To enhance waste management in West Berkshire in line with the Waste Hierarchy through the provision of capacity for the re-use of waste materials, the preparation for the reuse of materials, the recycling of waste and the recovery of materials that cannot be recycled and to minimise the quantities of residual waste needing final disposal while recognising that this will continue to be required.
W3	To provide a flexible approach to the delivery of waste management facilities of appropriate capacity and type to achieve net self-sufficiency within the West Berkshire area.
W4	To enable the delivery of the West Berkshire Waste Management strategy and increase the proportion of waste managed further up the waste hierarchy.
W5	To locate waste management facilities so that wherever possible they minimise the distances that waste is transported for management and disposal, and to minimise adverse traffic effects of waste management development.
W6	To safeguard existing waste management facilities, which are appropriately located, from competing forms of development that might otherwise constrain their continued operation or lead to their loss.
W7	To ensure appropriate protection of the quality of life of those who live and work in West Berkshire from the adverse effects of waste management related development.
W8	To ensure appropriate protection of the natural and cultural heritage in West Berkshire from the adverse effects of waste management related development in accordance with the NPPF.
W9	Where practicable to locate waste development in appropriate locations in order that the potential negative impact from flooding is minimised.

Overarching Spatial Strategy

3.4 Minerals development can only take place where the resources are found. Within West Berkshire, where sand and gravel are the main minerals extracted, this occurs along the river valley between Newbury and Reading.

3 Vision and Objectives

3.5 Waste sites will continue to be located in and around the main urban areas of West Berkshire, close to the sources of waste arisings.

4 Policies

- 4.1** This section of the Preferred Options Plan sets out the preferred policies to deliver the Council's minerals and waste planning strategy for the plan period to 2036.
- 4.2** The Preferred Options plan makes adequate provision for a steady and adequate supply of construction aggregates over the plan period through the identification of preferred mineral extraction sites as well as through encouraging the use of secondary and recycled aggregates.
- 4.3** The Preferred Options plan includes a range of locational policies that provide a preferred spatial strategy for the provision of new waste management facilities that may be needed over the plan period.
- 4.4** The preferred strategy also sets out the proposals for safeguarding of mineral resources and infrastructure as well as waste infrastructure to ensure the ongoing supply of both mineral resources and waste management capacity in the future. Policies on restoration and after use of mineral sites reflect the importance of these matters to the residents of West Berkshire to ensure that mineral extraction enhances the environment and to provide amenities for the public.
- 4.5** There is also a suite of development management policies that set the broad framework against which all minerals and waste proposals will need to be assessed.
- 4.6** The submission draft of the Minerals and Waste Local Plan will be accompanied by a policies map that will set out, spatially, the various policies in the plan. At this point such a policies map has not been drafted but relevant maps and information are provided where appropriate.

Policy 1

Sustainable Development

When considering minerals and waste development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework, National Planning Policy for Waste and the associated Planning Guidance.

Minerals and Waste development proposals that accord with the policies in this plan will be approved without delay, unless material considerations indicate otherwise.

- 4.7** The National Planning Policy Framework (NPPF) has a presumption in favour of sustainable development at its heart. Therefore, the Council's plan is based upon this principle as demonstrated by the vision, objectives and policies of the plan.
- 4.8** The policies in the Minerals and Waste Local Plan should be read in conjunction with other documents that form part of the Statutory Development Plan for West Berkshire. In addition, the Minerals and Waste Local Plan must be read as a whole.

4 Policies

4.1 Landbank and Need

Policy 2

Landbank and Need

The need for aggregate minerals to supply the construction market in West Berkshire should be met, where possible, from recycled and secondary aggregates in preference to primary aggregates to minimise the need to extract primary aggregates.

In order to ensure a steady and adequate supply of primary construction aggregates (sand and gravel⁽²⁰⁾), the Council will seek to maintain a combined landbank of permitted reserves of sharp sand and gravel and soft sand of at least 7 years based on the latest Local Aggregate Assessment (LAA).

The West Berkshire Minerals and Waste Local Plan will aim to deliver 4 million tonnes of construction aggregates from primary sources to meet the identified needs of West Berkshire over the plan period to 2036. The level of need for primary construction aggregates and state of the landbank will be kept under review through the production of a LAA on an annual basis.

Proposed Allocated sites

The following sites are proposed as preferred options for allocation to meet the need for primary aggregates, from which choices will be made as to which sites will be taken forward into the submission plan based on the outcome of consultation.

1. Boot Farm, Brimpton Common (MW004)
2. Firlands, Burghfield Common (MW008)
3. Wasing Lower Farm, Wasing (MW012)
4. Manor Farm, Brimpton (MW013)
5. Tidney Bed, Ufton Nervet (MW015)
6. Cowpond Piece, Ufton Nervet (MW007)
7. Waterside Farm, Thatcham (MW016)

Further details regarding the allocated sites is provided within appendix 1.

4.9 Minerals make a significant contribution to the nation's prosperity and quality of life, and aggregate minerals are needed to build new communities and maintain existing ones. The requirement under national guidance is that minerals policies should make provision for ensuring an adequate and steady supply of aggregates for the construction industry by means of maintaining a landbank.

4.10 A landbank is a stock of mineral planning permissions, which together allow sufficient aggregate minerals to be extracted to meet a defined period at a given rate of supply. Landbanks of aggregate minerals reserves are also used as the principal indicator of the future security of aggregate minerals supply, and to indicate the additional provision that needs to be made for new aggregate extraction and alternative supplies in mineral plans.

20 Combined supply of soft sand together with sharp sand and gravel

4.11 The NPPF requires Minerals Planning Authorities to plan for a steady and adequate supply of aggregates through preparing an annual Local Aggregates Assessment (LAA) from which future planned provision should be derived based on a rolling average of 10-years aggregates sales and an assessment of all supply options (including marine dredged, secondary and recycled sources), and other relevant local information.

4.12 The NPPF also confirms that Mineral Planning Authorities ensure that sufficient resources are identified to maintain a landbank of at least 7 years of supply for sand and gravel throughout the plan period.

4.13 The minerals evidence that supports the Minerals and Waste Local Plan confirms that the average level of primary construction aggregates that have been sold from sites in West Berkshire over the last 10 years (2006 – 2015) is 329,939 tonnes.

4.14 In accordance with the NPPF this figure has been used to calculate the level of need over the plan period (to 2036). Assuming that West Berkshire continues to supply construction aggregates to the market at a rate of 329,939 tonnes per annum then almost 7 million tonnes of construction aggregates will need to be supplied in the period to 2036.

4.15 The minerals evidence confirms that at the end of 2015 there was slightly over 3 million tonnes of sand and gravel reserves permitted at sites in West Berkshire. Taking these permitted reserves into account means that the emerging Minerals and Waste Local Plan will need to meet a need for approximately 4 million tonnes of construction aggregates to 2036.

4.16 The plan identifies, through the allocation of sites, resources of sharp sand and gravel for extraction to meet the landbank requirement for the plan period. Eight sites have been proposed for allocation to meet the landbank requirement. Together these sites provide a supply of around 4.75m tonnes of construction aggregates, providing a degree of flexibility. The outcomes of consultation, further assessment in terms of viability and changes to the landbank requirement may mean that not all sites are required to be allocated in the submission version of the plan. The details of the sites proposed for allocation are set out in appendix 1.

4.17 This figure of 4.75 million tonnes of construction aggregates that could be delivered from the preferred areas is above the minimum level of construction aggregates that the plan needs to provide, however there is some concern around whether all the permitted reserves in West Berkshire will ever be worked. For example one site with permitted reserves (circa 150,000 tonnes) has remained dormant for many years and it is possible that these reserves may never be worked. Another site with (circa 300,000 tonnes of reserves) was found to be the location of a late Bronze Age and Early Iron Age settlement, and in fact this site has yielded the evidence of the earliest ironworking yet known in Britain. This area of clear archaeological importance could impinge upon the extent of the mineral workings resulting in a reduction in the level of minerals extracted.

4.18 Once such concerns over the permitted reserves are taken into account the proposed preferred areas for mineral extraction in this document would allow for approximately 10% buffer above the calculated minimum required to comply with the requirements of the NPPF.

4.19 There are a variety of factors that can impact upon the actual yield of minerals from an extraction site so the proposal to deliver a slightly greater level of minerals than could be considered the necessary minimum would allow for additional flexibility in the emerging plan.

4.20 The NPPF and planning practice guidance states that separate landbanks should be calculated and maintained for any aggregate materials of a specific type or quality which have a distinct and separate market. In West Berkshire there are principally two types of construction aggregates that

4 Policies

have been worked: sharp sand and gravel (primarily used in the manufacture of concrete) and soft sand (primarily used in the manufacture of mortar). There are also deposits of hoggin found within West Berkshire (usually used as dug), however in recent years these deposits have been processed and sold as sharp sand and gravel.

4.21 Due to the commercial confidentiality agreements between the authority and minerals industry the sand and gravel sales and soft sand sales have always been combined in the LAAs produced by the authority. At the end of 2015 there was only one quarry producing soft sand in West Berkshire, along with one site that is a hoggin site and a further site producing sharp sand and gravel.

4.22 Therefore the need calculations for construction aggregates include both sharp sand and gravel and soft sand. Due to confidentiality agreements that are in place, the Council cannot publish sharp sand and gravel figures separately to soft sand. Traditionally there has been limited demand for soft sand in the district and therefore, a separate landbank is not considered necessary. No sites have been proposed for allocation for soft sand in this plan.

4.23 No allowance for non-allocated sites being permitted over the life of the plan (to 2036) has been taken into account. This is because the location and timing of such non allocated sites cannot be predicted, and therefore it is not known whether such developments could realistically contribute to meeting the level of need for construction aggregates which is central to this Plan.

4.24 With no hard rock reserves in West Berkshire, all hard rock requirements are met through imports, mainly by rail. Approximately 50% of total aggregates sales in West Berkshire is hard rock. It has been assumed that a large proportion of the imported aggregate sold from three rail depots in West Berkshire is then exported from the district by road. The plan seeks to safeguard the rail head sites (policy 8) to ensure that this important mineral resource can be retained.

4.25 The policy requires that recycled and secondary aggregates are considered before the use of primary land won construction aggregates. There are adequate processing facilities for the demand of recycled aggregates and the plan seeks to safeguard these sites (policy 9) to ensure the level of contribution these sites provide can be maintained.

4.26 There are no known sources of notable secondary aggregates within West Berkshire. While recycled aggregates locally have primarily been used in low grade construction, improvements in technology mean that there may be scope in the future for production of higher quality material which may be able to replace more and more primary minerals.

4.2 Self-Sufficiency in Waste Management

Policy 3

Self-Sufficiency in Waste Management

In order to ensure the appropriate management of waste arisings within West Berkshire the Council will seek to maintain net self sufficiency, where the total waste management capacity provided from sites in West Berkshire is greater than the total waste arisings within West Berkshire over the plan period to 2036.

The level of need for new waste management capacity to meet net self sufficiency will be kept under review through the production of Authority Monitoring Reports.

The Council will seek to drive waste up the waste hierarchy by requiring waste development proposals to demonstrate that the waste being managed cannot reasonably be managed higher up the waste hierarchy than that proposed.

4.27 Achieving net self sufficiency in waste management and disposal capacity requires the provision of waste treatment and disposal capacity that is equal to or greater than the volume of waste arisings.

4.28 West Berkshire is too small an area to plan effectively for all waste streams. This is primarily due to the level of waste arisings and issues around economies of scale. Much of the specialist waste arisings in the district are too low to make a specific waste treatment or disposal method viable. This is probably true of all plan areas as all waste planning authorities will generate small volumes of very specialised waste, such as hazardous or radioactive waste, that would be uneconomical to manage locally.

4.29 Therefore there will always be a movement of waste across administrative boundaries, however it is considered that planning for net self sufficiency should mean that the authority is in the position where the necessary level of waste movement is reduced. It is accepted that West Berkshire will always be reliant on other local authorities to manage some waste arising within West Berkshire. This is because there is a distinct lack of non hazardous landfill capacity within the authority meaning that such wastes destined for landfill will have to be exported. Similarly there is only a small volume of waste recovery capacity in West Berkshire (there being a small number of facilities that use waste wood to generate electricity or produce heat and some on farm anaerobic digestion capacity).

4.30 However these potential shortfalls in capacity are at the lower end (or bottom in the case of landfill) of the waste hierarchy that is set out in National Planning Policy for Waste. As such the existing operating and permitted waste management facilities in West Berkshire are at the upper end of the waste hierarchy. The Local Waste Assessment (LWA) (2017) that has been produced to inform the development of this Preferred Options Plan has considered the volume of waste arisings in West Berkshire by waste stream and also uses various methods to project the volume of waste arisings anticipated to arise at the end of the plan period (2036). The full detail can be found in the LWA but in all cases the Council has sought to use the least conservative (but still reasonable) forecasting method identified when projecting future waste arisings. Such an approach has been adopted to ensure that the projections in the LWA are sufficiently robust to ensure that the policy approach adopted in the WBMWLP is the most appropriate.

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4.31 The following table (from the LWA) illustrates the estimated volume of waste, by waste stream that is presently arising and the projected level of waste arisings at 2036.

Waste Stream	Year of baseline arisings	Tonnage of arisings (base year)	Year of projected arisings (end of plan period)	Tonnage of projected arisings (end of plan period)
Municipal Solid Waste (MSW)	2015/16	86,399	2036/37	130,000
Commercial and Industrial Waste (C&I)	2016	285,696	2036	325,000
Construction Demolition and Excavation Waste (C, D & E)	2015	360,114	2036	360,114
Hazardous Waste	2015	15,392	2036	19,000
Radioactive Waste	2012/13	1,053 m ³	2036	309m ³
Sewage Sludge	2011	3,809	2036	3,809
Equine Waste	2010	52,807	2036	52,807
Total		751,410 (plus 1,053 m³)		837,923 (plus 309m³)

4.32 The following table (from the LWA) provides a summary of the estimated waste management capacity available at the existing sites in West Berkshire (in tonnes of capacity per year).

Facility type	Capacity in 2016 (tonnes)
Household Waste Recycling Centres	30,000
Biological treatment : thermal and composting facilities, and sewage facilities	143,700
Recycling and Transfer facilities	914,180 (of which approximately 169,250 tonnes is transfer)
Specialist Treatment Sites	>39,998
Total	1,127,878
Total (excluding transfer)	958,628

4.33 This table above shows that the consented waste infrastructure in West Berkshire, could manage over 1 million tonnes of waste arisings per year. However when the available transfer capacity is removed (on the assumption that waste transfer capacity does not actually “manage” the waste, and can potentially result in the double counting of waste inputs) then this capacity value reduces to approximately 950,000 tonnes per annum.

Policies 4

4.34 In addition it is understood that in 2015 there was around 350,000m³ of inert waste landfill capacity consented in West Berkshire (with 1.25 million m³ having yet to be created through consented mineral extraction). It is estimated that somewhere in the region of 1.96 million m³ of additional landfill capacity (expected to be inert) could be generated over the life of the plan through the restoration of the preferred mineral extraction sites identified in this preferred options plan.

4.35 It is recognised that a number of the existing consented waste management (recycling and transfer) sites in West Berkshire currently operate under temporary permissions. It is also recognised that not all the consented capacity is operational, or operating at the consented capacities. The temporary facilities currently operating only provide around 110,000 tonnes of recycling and transfer capacity, illustrating that the vast majority of the consented capacity (approximately 1million tonnes) is provided by sites with permanent planning permission.

4.36 As can be seen from the above tables the total annual capacity excluding 'transfer' of the existing waste management sites in West Berkshire is understood to be 958,628 tonnes. When compared to the worst case projected total annual waste arisings for 2036 of 837,923 tonnes, it can be seen that there headroom of 120,705 tonnes.

4.37 It should be acknowledged that two of the sites providing CDE recycling capacity operate under temporary consents and this totals 110,000 tonnes in capacity. Therefore, when this is factored in, there is still headroom of 10,705 tonnes. So based on these projections the current level of waste management capacity in West Berkshire can meet the needs of the authority to 2036.

4.38 The level of consented waste management capacity in West Berkshire is currently above the estimated levels of waste arisings (in 2016), and the level of consented capacity currently also exceeds the projected level of waste arisings in 2036. It is therefore apparent, based on the evidence supporting the plan, that there is no need for the Minerals and Waste Local Plan to identify any new sites for the delivery of additional waste management capacity to meet the needs of the authority over the life of the plan.

4.39 The Council undertook a call for sites as part of the preparation of the Minerals and Waste Local Plan and although a number of 'waste sites' were submitted for consideration as part of this process all but one of the sites that remains under consideration (a number of promoted sites were subsequently withdrawn) are existing waste management sites that are operating under permanent, or temporary, planning permissions. In the case of the promoted site operating under a temporary consent the site submission only sought to allocate the site for a temporary period. In the case of the 'new' waste site promoted this was for an inert waste infilling operation of existing lakes in West Berkshire, and as detailed in policy 6 it is considered that inert waste from which no more value can be obtained should be used in the restoration of permitted minerals sites to ensure that such sites can be restored to an acceptable landuse in a timely manner. As stated above the proposed minerals sites for allocation will result in the demand for around 1.96 million cubic metres of material to be used in the restoration of these sites. In addition having assessed this 'new' site it was deemed that this proposal should not be progressed for a variety of reasons including landscape and ecology impacts of the proposal.

4.40 Given the other polices that are proposed as part of the plan it is considered that there is no need to allocate existing permanent waste sites as preferred areas for waste development given that a presumption in favour of replacement or additional facilities at existing waste facilities is proposed under the policy on the location of waste facilities (Policy 5).

4 Policies

4.41 In addition the proposed policy on the safeguarding of waste facilities (Policy 9) is deliberately protective of the existing permanent waste management capacity in West Berkshire to ensure that existing consented capacity is not lost, to ensure the maintenance of a position of net self sufficiency in terms of waste management capacity.

4.42 The monitoring of whether the authority remains in a position whereby it is achieving net self sufficiency in waste management capacity will need to be kept under review once the plan has been adopted to ensure that this policy position remains an appropriate approach. Monitoring of waste management capacity on a regular basis will be undertaken as part of the monitoring of the plan, and it is recommended that the local waste assessment be updated on a regular basis.

4.3 Location of Development

Policy 4

Location of Development - Construction Aggregates

There will be a presumption in favour of construction aggregate extraction proposals only in the following areas:

- The preferred areas for mineral extraction identified in this plan, provided that the identified site specific requirements are satisfied;
- The extraction proposal relates to a proposal for a borrow pit, provided that the proposals accord with the relevant policies of the plan;
- The extraction proposal relates to the extraction of minerals prior to a planned non mineral development;
- The extraction proposal relates to a proposal for another beneficial and acceptable use and mineral extraction is a necessary part of the proposed development.

Although there is a presumption in favour of development in the areas identified in this policy, proposals must meet the requirements of all relevant policies in this plan.

4.43 Within identified Minerals Preferred Areas (proposed allocated sites as set out in appendix 1) there will be a strong presumption in favour of development for the extraction of sand and gravel, subject to consideration of the detailed proposals against the site specific requirements. Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4.44 Mineral Preferred Areas identify areas where there will be a presumption in favour of development. The allocated preferred areas are considered to be capable of supplying enough sharp sand and gravel to meet the required levels set out in Policy 2. The mineral preferred areas have been selected as the least damaging potential sites for sand and gravel extraction in terms of the effect on environmental and social sustainability. It therefore, follows as a general principle that outside the mineral preferred areas there will be a general presumption against planning permission being granted.

4.45 Despite this general policy presumption against development outside of the preferred areas this policy recognises that there could be other circumstances when mineral extraction proposals might be considered acceptable.

Policies 4

4.46 The first identified situation is the development of borrow pits that meet the specific needs of a specific construction project, such as a specific road development. This is detailed further in Policy 7.

4.47 There is a presumption in favour of planning permission being granted for prior extraction proposals, where mineral extraction takes place in advance of significant development and where a viable mineral resource would otherwise be sterilised, as referred to in policy 8.

4.48 Other developments, such as the creation of marinas or agricultural reservoirs which have the potential to provide minerals as part of the extraction operations that would be required in the delivery of such developments, may also be considered acceptable.

4.49 All development proposals will be considered on their own individual merits and consideration will be given to the specific justifications provided for the proposals. All proposals will be considered against policies in the Minerals and Waste Local Plan.

Policy 5

Location of Development - Waste Management Facilities

There will be a presumption in favour of permanent waste management development proposals (excluding landfill) only in the following areas:

- Existing sites with permanent planning permission for waste management development;
- Existing sites with permanent planning permission for industrial development (B2 and B8 land uses);

Waste development outside these areas will only be permitted in exceptional circumstances.

The co-location of waste management activities within existing permanent waste management sites will be supported, where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area due to cumulative impacts.

Although there is a presumption in favour of development in the areas identified in this policy, proposals must meet the requirements of all relevant policies in this plan.

4.50 No waste sites are to be allocated through the plan as there is sufficient waste management capacity in existing sites which will be safeguarded over the plan period (Policy 9). However, this policy sets out where there will be a presumption in favour of waste management development. This approach will enable flexibility for sites to cope with changes in waste practices and allow for new and emerging waste technologies to come forward on existing sites and ensure that old technology can be replaced with new and emerging technologies.

4.51 The policy seeks to steer waste development away from greenfield sites, towards existing waste sites and existing industrial locations found in and around the urban areas in West Berkshire. Within these areas there will be a presumption in favour of waste management development. However, consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4 Policies

4.52 With respect to the co-location of new waste sites within existing permitted waste management sites particular consideration will need to be given to cumulative impacts. Proposed developments will need to demonstrate that they will not generate unacceptable impacts on their own, or in conjunction with existing waste facilities that will continue to operate at the site in question.

4.53 The main types of waste facility that could be developed in accordance with this policy include, waste transfer stations, materials recycling facilities, composting facilities, anaerobic digestion, energy from waste, hazardous waste facilities, Waste Electrical Electronic Equipment (WEEE) waste facilities and scrap metal facilities.

4.54 The policy seeks to steer the vast majority of waste development towards urban areas, including industrial areas. Protected employment areas as set out in the Core Strategy and Housing Site Allocations DPD (or any future Local Plan) may also be suitable locations, where they are predominantly B2 and B8 uses.

4.55 There is recognition that facilities may be considered acceptable on other sites in exceptional circumstances. This could include temporary facilities for the recycling of construction and demolition waste within existing mineral extraction sites where the proposal does not impinge on existing operations and is temporary in nature associated with the lifespan of the quarry and the waste produced is used in the restoration of the mineral site. Policy 16 provides greater detail on this situation

4.56 It is also recognised that there are large rural areas in West Berkshire and therefore, there may be circumstances where waste facilities are proposed in rural areas. Such facilities would only be acceptable where there is a good relationship between the location of the site and the source of the waste. Policy 12 relates to specialist waste management facilities setting out the criteria for when these sites would be considered acceptable.

Policy 6

Location of Development - Landfilling of Waste

There will be a presumption in favour of the land filling of waste only in active mineral extraction sites where the restoration of the mineral site requires the use of imported materials to achieve an acceptable restoration and afteruse.

In exceptional circumstances infilling may be permitted where it is a necessary part of another beneficial and necessary development proposal.

Only waste from which no further value can reasonably be obtained shall be landfilled. Proposals for landraising will be refused.

Although there is a presumption in favour of development in the areas identified in this policy proposals must meet the requirements of all relevant policies in this plan.

4.57 Due to a number of legislative and fiscal factors, including the landfill tax, the waste hierarchy, EU Directives and planning policies, the volume of waste landfilled in the UK has dramatically reduced in the past decades. As such there is only very limited demand for new landfill sites and existing sites are generally taking longer to complete.

Policies 4

4.58 The only landfill sites in West Berkshire that received waste in the last decade are those that accepted non-recyclable inert waste. This inert waste, that is usually derived from the construction, demolition and excavation waste stream is generally used in the restoration of former mineral workings, to achieve acceptable landforms.

4.59 This policy ensures that non-recyclable waste material is used for the restoration of mineral sites and not diverted to other sites / uses other than in exceptional circumstances. This is to ensure that there is sufficient material to enable the satisfactory restoration of mineral sites.

4.60 Whilst this policy would apply to the landfilling of inert waste as well as non-inert wastes, it is considered unlikely that any proposals for non-inert waste will come forward over the life of the plan. Whilst there does not appear to be a significant demand for non inert landfill within West Berkshire, a proposal may come forward during the plan period, and therefore, planning permission would be granted providing it complies with the policy.

4.61 Following completion of any landfill site, the site will need to be restored and there would be a period of after-care during which the site would need to be managed to prevent unacceptable adverse impacts on the environment. As such policy 17 on restoration and after use is particularly relevant to such proposals.

4.62 It is recognised that there may occasionally be situations where the importation and placement of waste material from which no value can be obtained is landfilled as part of another development, such as in the creation of flood defences or proposals for built development where a change in levels across a site is required. Whilst such proposals will generally be resisted (to ensure that there is sufficient material available to restore mineral sites), there may be exceptional overriding benefits of such developments which override this general resistance. Due to the visual and landscape implications involved with land raising proposals, which create alien features in the landscape, landraising will normally be refused.

4.63 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4 Policies

Policy 7**Borrow Pits**

Planning permission will be granted for borrow pits to supply raw materials to serve major construction projects where:

- There is a need for minerals which cannot reasonably be supplied from existing aggregate producing sites, including primary aggregates and primary aggregate substitutes;
- The transport of mineral from existing sites to the construction project would be detrimental to the environment and local amenities because of the scale, location and timing of the operations;
- The site lies, on or in close proximity to the project;
- The mineral can be transported to the point of use without leading to unacceptable impacts on the public highway network; the site can be restored to a satisfactory after-use promptly following extraction without the need to import material other than that generated by the construction project itself or through the use of material that can be brought to the site without leading to unacceptable impacts on the public highway network;

Where planning permission is granted, conditions will be imposed to ensure that operations are time-limited and that all mineral extracted is used only for the specified project.

4.64 Borrow pits are temporary mineral workings opened locally to supply material for a specific construction project. This is normally a large project where a substantial amount of aggregate needs to be supplied over a relatively short period. Examples include road building schemes, or the construction of a reservoir, although they can also be used in association with smaller projects.

4.65 It is recognised that, in some cases, it could be preferable to open up a borrow pit close to the project site to ensure the availability of the necessary supplies and to avoid the need to import material by lorry from further afield, reducing the impact on the road network. This also provides the opportunity to release otherwise unviable deposits.

4.66 The policy provides flexibility in the sourcing of aggregates for specific construction projects where there is a high level of demand for aggregates over a relatively short period. The developer will be required to demonstrate that the borrow pit represents the most suitable source of material to meet the demand, and that adequate environmental safeguards can be implemented effectively.

4.67 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4.4 Safeguarding

Policy 8

Minerals Safeguarding

'Minerals Safeguarding Areas' (MSAs) have been identified which safeguard the following from non-mineral development:

- Known construction aggregate mineral deposits⁽²¹⁾;
- Existing (including those with planning permission yet to be implemented) and allocated mineral extraction sites;
- Potential, planned and existing minerals associated infrastructure, including rail sites and mineral processing plant sites.

Non-mineral development in Minerals Safeguarding Areas may be considered acceptable in the following circumstances:

- The proposal would not prejudice or detrimentally affect the extraction of underlying mineral resources, or the operation of a planned or existing mineral extraction site, or the operation of potential, planned or existing minerals associated infrastructure;
- It can be demonstrated that the underlying mineral is of no economic value, or that the mineral could not be extracted from the site for other valid planning reasons;
- The potential, planned or existing minerals associated infrastructure that would be operationally prejudiced is not operational at the time of the application, and it can be demonstrated that there is no reasonable prospect that this minerals associated infrastructure will be operational during the plan period;
- Where a mineral resource underlies a prospective development site and prior extraction, or partial prior extraction of the mineral resources can be undertaken in advance of, or as part of, the proposed development;
- It can be demonstrated that the need for the proposed development outweighs the need to conserve the mineral resources, or maintain the operational capability of the minerals associated infrastructure;
- The proposed development is aligned with the specifications for a site allocated within an adopted local plan or neighbourhood plan, and the allocation was considered in light of this safeguarding policy.

4.68 Minerals are a valuable, but limited, natural resource that can only be won where they naturally occur. Safeguarding of viable or potentially viable mineral deposits from sterilisation by surface development is an important component of sustainable development. Safeguarding means taking a long-term view to ensure that sufficient resources will be available for future generations, and importantly choices remain open about where future mineral extraction might take place with the least environmental impact.

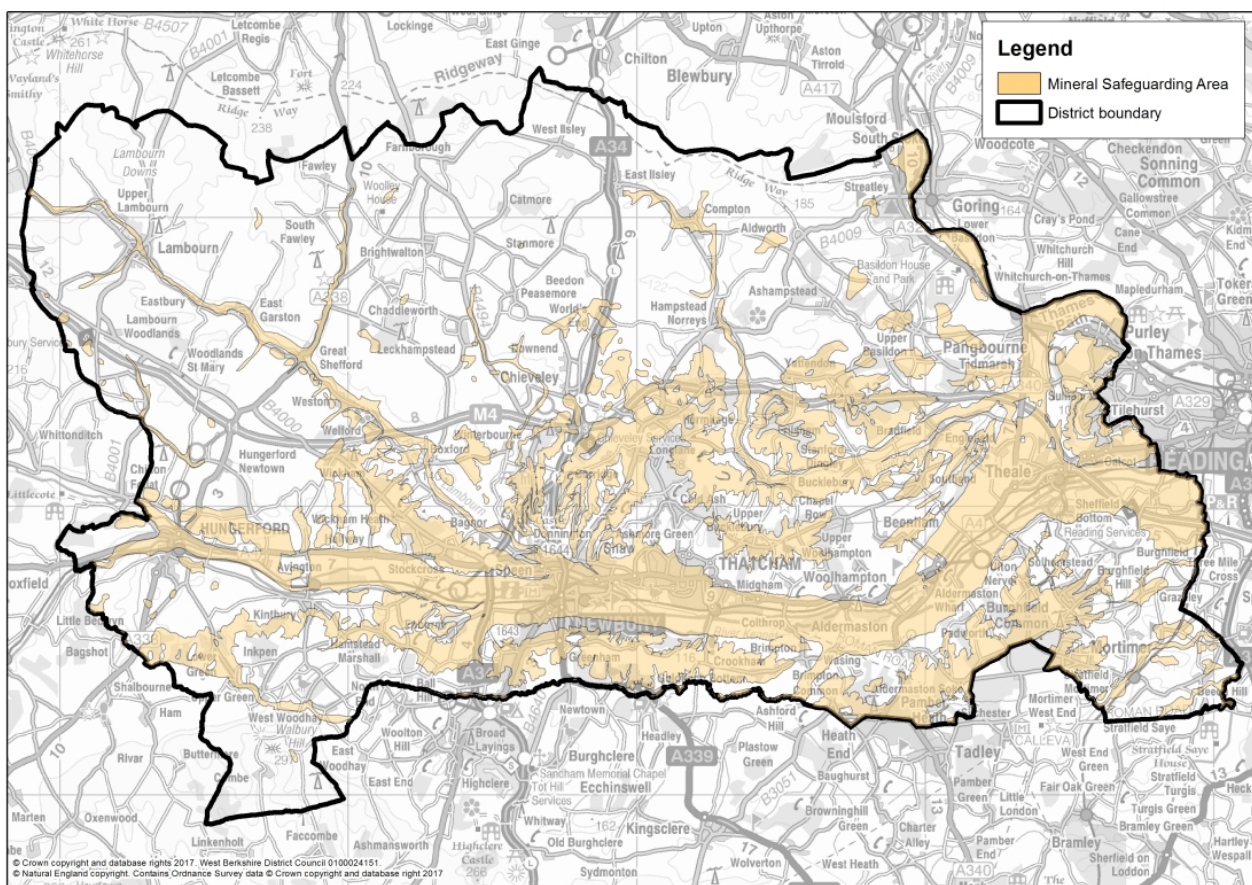
4.69 Safeguarding of minerals in MSAs will be achieved by ensuring that non-mineral development is steered elsewhere, or that extraction of the underlying minerals takes place prior to the non-mineral development proceeding (prior extraction takes place).

21 Sharp sand and gravel together with soft sand

4 Policies

4.70 The chalk and clay deposits in West Berkshire are not actively worked, and have not been commercially extracted for decades. Therefore these deposits are not considered of sufficient importance to warrant safeguarding. The key mineral deposits in West Berkshire are construction aggregates (soft sand and sharp sand and gravel). The deposits of these construction aggregates are relatively shallow, and their location often closely coincides with the existing pattern of settlement and development. Therefore, there is potential for new non-mineral surface development to be proposed on, or close to, these important mineral deposits.

4.71 The extent of the MSAs that have been identified (see below map) are based on information about aggregate sand and gravel resources from the British Geological Survey and other sources of geological information, plus existing mineral working permissions and the nature and duration of the operations. In some instances the MSAs apply to sand and gravel deposits beneath existing urban areas. This is to ensure that the existence of the sand and gravel and the possibility for prior extraction is taken into account if and when proposals for large scale redevelopment are proposed and considered.



Mineral Safeguarding Area

4.72 The policy does not mean that other forms of (non-mineral) development should not take place where sand and gravel deposits occur, but does mean that developers will need to show that they have fully explored the quality, extent and possibility for the extraction and use of the underlying sand and gravel when preparing their development proposals. The policy includes provision for projects of overriding importance to proceed where this can be demonstrated.

Policies 4

4.73 When assessing non-minerals development proposals within MSAs the Minerals Planning Authority will take into account the size and nature of the proposed development, the availability of alternative locations and the need for and urgency of the proposed development. Account will also be taken of the quality and quantity of the sand and gravel that could be recovered by prior extraction and the practicality and environmental impacts of doing so.

4.74 Proposed non-mineral development should not operationally prejudice an existing or allocated minerals site. This could occur where a non-mineral development is considered adjacent to a minerals site, but once built the impact of the minerals site on the new development is so significant that the minerals site is unable to continue working. This could be as a result of dust, noise or a number of other factors that only become an issue when sensitive receptors are present in the vicinity of a minerals site.

4.75 The onus of assessing the case for the potential commercial value (actual or potential) of the underlying mineral deposit lies with the developer. It will be necessary for the developer to determine the depth and quality of sand and gravel deposits on the site and to undertake an assessment of the practicality of prior extraction, either for use in the development itself or elsewhere. Consideration should be made of whether extraction of part of the sand and gravel deposit within the site could be undertaken, even if removal of the whole deposit appears impractical.

4.76 It is important to ensure that the environmental impacts of the development are contained. Due to the predominantly shallow nature of the deposits, it is not considered likely that the actual extraction will give rise to sufficient additional environmental effects over and above those of the development operation itself to preclude prior extraction.

4.77 The following sites are safeguarded under this policy as those with planning permission (either implemented, or yet to be implemented). New sites that are developed in line with policies in the Minerals and Waste Local Plan will also be safeguarded ⁽²²⁾.

Mineral Extraction Sites Safeguarded

Existing permitted mineral extraction sites
Wasing Lower Farm, Wasing
Kennetholme, Thatcham
Craven Keep, Hamstead Marshall
Harts Hill Quarry, Upper Bucklebury
Moores Farm, Pingewood
Allocated mineral extraction sites
Boot Farm, Brimpton Common (MW004)
Firlands, Burghfield Common (MW008)
Wasing Lower Farm, Wasing (extension) (MW012)

22 The authority monitoring report will update this list on a regular basis

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Allocated mineral extraction sites
Manor Farm, Brimpton (MW013)
Tidney Bed, Ufton Nervet (MW015)
Cowpond Piece, Ufton Nervet (MW007)
Waterside Farm, Thatcham (MW016)

4.78 The policy also seeks to safeguard infrastructure associated with mineral workings. This includes potential, planned and existing infrastructure.

4.79 The following sites are safeguarded under this policy as providing minerals associated infrastructure. New sites that are developed as a result of the Minerals and Waste Local Plan will also be safeguarded ⁽²³⁾.

Minerals Infrastructure Sites Safeguarded

Railhead Sites
Wigmore Lane (Hanson), Theale
Wigmore Lane (Hope), Theale
Wigmore Lane (Aggregate Industries / United Asphalt), Theale

Other
Colthrop Mineral Processing Plant, Thatcham
Concrete batching plants that benefits from permanent planning permission

4.80 Details of all the minerals safeguarding sites are set out in Appendix 2. The final 'Submission' version of the Minerals and Waste Local Plan will include a proposals map that will include the location of the mineral sites safeguarded by this policy.

Policy 9

Waste Safeguarding

Waste management development that provides permanent waste management capacity shall be safeguarded from encroachment or loss to other forms of development.

Non waste development that might result in a loss of permanent waste management capacity may be considered in the following circumstances:

- The planning benefits of the non-waste development clearly outweigh the need for the waste management facility at the location;
- The waste management facility is no longer required and will not be required within the plan period;
- An alternative site providing an equal or greater level of waste management capacity of the same type has been found, granted permission and shall be developed and operational prior to the loss of the existing site.

In the case of encroaching development it will need to be demonstrated that there are adequate mitigation measures proposed as part of the encroaching development to ensure that the proposed development is adequately protected from any potential adverse impacts from the existing waste development.

4.81 Waste management sites are often perceived by the wider community as a bad neighbour use, which can make finding and developing new waste management sites challenging. In addition the demand for land in West Berkshire is generally very high and the availability of land is often constrained. These factors have the potential to inflate land values, meaning that only high value uses are viable. In addition there is a high level of demand for housing development, which further puts pressure on land. Safeguarding of waste facilities, where they are viable is important to ensure the existing permitted sites are retained and not lost or sterilised due to competing land uses.

4.82 The Council currently has adequate waste sites to meet net-self sufficiency for waste management capacity over the period to 2036, and therefore, no new facilities are proposed to be allocated in the Minerals and Waste Local Plan. However, this means that safeguarding of the existing permitted waste sites is even more important in order to ensure the maintenance of waste management capacity within West Berkshire.

4.83 The following sites are safeguarded under this policy. Any new permanent waste sites that are permitted will also be safeguarded ⁽²⁴⁾.

Existing waste sites safeguarded

<i>Safeguard Waste Sites</i>	Use
A4 Breakers, Beenham	Metal Recycling
Avon Site, Colthrop, Thatcham	Materials Recycling Facility
Beenham Industrial Estate (Composting), Beenham	Composting Facility

²⁴ The authority monitoring report will update this list on a regular basis

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<i>Safeguard Waste Sites</i>	<i>Use</i>
Beenham Industrial Estate (Materials Recycling), Beenham	Materials Recycling Facility
Colthrop Aggregate Processing Facility, Thatcham	Recycled aggregate
Computer Salvage Specialists, Newbury	WEEE
Greenham Business Park Biomass Gasification Plant, Greenham	Biomass Gasification Plant
Hillfoot Farm, Chapel Row	Combined Heat and Power (CHP) Plant
Membury Airfield, Lambourn	Waste solvent disposal, disposal and recovery of oils and minerals
Newtown Road Household Waste Recycling Centre, Newbury	Household Waste Recycling Centre
Old Stocks Farm Waste, Aldermaston	Waste, Recycling and Transfer Facility
Newbury Sewage Treatment Works, Thatcham	Sewage Treatment Works
Padworth Breakers, Padworth	Metal Recycling
Padworth Integrated Waste Management Facility, Padworth	Integrated Waste Management Facility
Park Farm, Upper Lambourn	Composting of equine waste
Reading Quarry, Pingewood	Construction & Demolition Recycling
Theale Quarry, Sheffield Bottom	Waste, Recycling and Transfer Facility
Weirside, Burghfield	Materials Recovery Facility
Whitehouse Farm, Tadley	Waste, Recycling and Transfer Facility
Woodside Recycling, Wokefield	Paper Waste Transfer Station

4.84 Details of all the waste safeguarded sites are set out in Appendix 2. The final 'Submission' version of the Minerals and Waste Local Plan will include a proposals map that will include the location of the waste sites safeguarded by this policy.

4.85 Where proposals come forward that encroach on a waste site safeguarded under this policy the non-waste development will need to provide the necessary mitigation measures as part of the development that is proposed to ensure the proposed development is adequately protected from any potential adverse impacts from the existing waste development.

4.5 Specialist Minerals and Waste

Policy 10

Chalk and Clay

Proposals for the extraction of chalk and clay will be permitted provided that;

- It can be demonstrated that the minerals are required to meet a specific local need which cannot be met from existing permitted sites or by secondary and recycled aggregates;
- The development site and associated equipment will not have an unacceptable impact on the environment or community;
- It is demonstrated that the proposals conserve and enhance landscape, biodiversity and amenity.
- Environmental impacts can be mitigated to an acceptable level.
- The development proposals provide for timely and high quality restoration and aftercare of the site.

4.86 The geological outcrops of chalk in West Berkshire are fairly extensive, with more limited clay deposits, however despite the extent of these deposits there are currently no active workings within West Berkshire.

4.87 Chalk deposits are located to the north of West Berkshire. Historically pulverised chalk has been used as a liming agent for agricultural land, and sometimes as 'fill' material in civil engineering projects. Much of the area where the chalk deposits exist are located within the North Wessex Downs AONB.

4.88 Clay deposits (London Clay) are located along the Kennet Valley to the east of Thatcham, with some more limited areas surrounding Newbury to the north, west and south and have historically been used for brick and tile making, and more latterly for lining landfill sites.

4.89 There are currently no active sites in West Berkshire for chalk or clay, and since the adoption of the Replacement Minerals Local Plan for Berkshire in 1995 there have been no planning applications received for the extraction of these minerals in West Berkshire. This lack of historic interest does not preclude sites from coming forward in the future, however, no sites for chalk or clay extraction were submitted to the Council for consideration through the "Call for Sites" that took place as part of the preparation of the Minerals and Waste Local Plan.

4.90 Whilst there is no apparent demand for new workings, and there is no requirement to maintain a landbank, proposals that may come forward would be considered under this policy.

4.91 Proposals for extraction of non-aggregate minerals will be judged on their merits at the time of the application, with particular regard to whether the material is needed to meet a specific local requirement.

4 Policies

Policy 11**Energy Minerals***Exploration and appraisal*

Proposals for exploratory drilling for conventional and unconventional oil and gas will be permitted provided that:

- The development site and associated exploratory equipment is not in a location within or in the setting of the North Wessex Downs Area of Outstanding Natural Beauty, other than in exceptional circumstances;
- The development site and associated exploratory equipment will not have an unacceptable impact on the environment or community
- The development proposals provide for the timely and high quality restoration and aftercare of the site.

Commercial production

Proposals for the commercial production of conventional and unconventional oil and gas, or for the establishment of related plant, will be permitted provided that:

- The development site and associated exploratory equipment is not in a location within or in the setting of the North Wessex Downs AONB other than in exceptional circumstances;
- A full appraisal for the oil and gas field has been completed;
- The development site and associated exploratory equipment do not have an unacceptable impact on the environment or community;
- The proposed location has been demonstrated as the most suitable taking into account all planning considerations.

Particular consideration will be given to the location of hydrocarbon development involving hydraulic fracturing regarding impacts on water resources, seismicity, local air quality, landscape, noise, traffic and lighting impacts. Development will only be permitted where it can be demonstrated that there would not be an unacceptable impact on groundwater Source Protection Zones (SPZ), Air Quality Management Areas (AQMA), or the local environment or community.

4.92 Energy minerals are broadly defined as those minerals that are used to produce electricity, fuels and heating. Hydrocarbons, comprising petroleum (oil and natural gas liquids) and gas, are fossil fuels which naturally occur in concentrations trapped in structures and reservoir rocks beneath the earth's surface. The UK is very dependent on oil and gas, the gas primarily being used to generate electricity, and the oil being used mainly to derive fuels for transportation purposes on land, at sea, and in the air. Oil and gas are also used to heat homes, in industrial processes, and (in the case of oil) in the manufacture of nearly all synthetic items.

4.93 Oil and gas resources, often referred to as 'hydrocarbons', can be broadly split into two categories, conventional and unconventional. Conventional oil and gas refers to reserves which are located in relatively porous rock formations (often limestone and sandstone). Conventional extraction methods usually involve drilling a borehole into the rock and then pumping out the resources.

Policies 4

4.94 Unconventional hydrocarbons require methods for extraction that are not normally necessary in conventional extraction. Resources are usually obtained from less porous rock, which historically was considered too impermeable for extraction to be economically viable. Recent technological advancements have made such extraction economically viable. Unconventional hydrocarbons include coal bed methane, shale oil and shale gas. Extraction of these unconventional hydrocarbons can include hydraulic fracturing (in particular in the extraction of shale gas).

4.95 There are no known commercial resources of oil and gas in West Berkshire, although viable resources have been identified and are being worked in some neighbouring counties. The proposed approach to the possible exploitation of oil and gas resources is to allow exploratory drilling under controlled conditions, and to require any commercial exploitation to be fully justified in terms of balancing need against environmental and other considerations, taking into account the specific arrangements for working, restoration, ancillary development and associated activities.

4.96 The northern part of the district is understood to be underlain by a significant coal seam. However, it is deep underground and is not currently considered viable for extraction. The depth of the deposit means that open cast mining would be impractical and any exploitation would need to be by underground mining, or possibly through unconventional methods, such as underground coal gasification.

4.97 The regulatory process of obtaining consent to exploit energy minerals is the same for both conventional and unconventional hydrocarbons. The Department for Business, Energy and Industrial Strategy (DBEIS) are responsible for the issuing of Petroleum Exploration and Development Licences in competitive offerings (licence rounds) which grant exclusivity to operators who receive a licence in the area. The licence does not give consent for drilling or any other operations. Planning permission must also be sought, and can only be sought in areas covered by a licence. A permit must also be obtained from the Environment Agency, and this is usually after planning permission has been granted. The Health and Safety Executive can also be involved in regulating well design and operation. At present there are no Petroleum Exploration and Development Licences that cover the plan area. However this does not mean that licences will not be issued in the future or that proposals will not be forthcoming.

4.98 Exploration activities include drilling, which can be the most intrusive part of the development. Drilling can have visual, light and noise impacts as well as an impact on the local road network. Night time drilling is required to ensure boreholes do not close up during a break in the drilling meaning that lighting is required. The duration of the exploration stage is limited. Appraisal takes the form of longer-term testing of an exploratory well. Production phases involving additional facilities such as pipelines, storage facilities and export terminals.

4.99 Proposals will be assessed against the relevant part of the policy, and will need to comply with all relevant policies set out in the plan. At each stage following exploration, developers will be required to demonstrate that they have fulfilled the requirements of the previous stage sufficiently to justify progression to the next.

4.100 Following completion of the production phase sites should be restored in line with the restoration policy (Policy 17).

4 Policies

Policy 12**Specialist Waste Management Facilities**

Planning permission will be granted for specialist waste management facilities where:

- Sites are proposed within the areas identified in the location of waste management facilities policy; or
- There is a clear proven and overriding need for the proposed facility to be sited in the proposed location; and
- The proposals and any associated equipment or operations do not have an unacceptable environmental impact or unacceptable impacts on communities.

4.101 There are a number of waste streams that require specialist treatment that might need to be managed in specific locations. These can occur as part of municipal, C&I or C&D waste stream or as specialist waste streams themselves. Waste considered to require specialist waste management facilities can include (but is not limited to), clinical and veterinary waste, equine and agricultural waste, waste water and sewage sludge.

4.102 Specialist waste management facilities are most sustainably located close to the sources of the waste product, therefore, there can be a need for these facilities within areas otherwise considered unsuitable for waste development. Proposals would need to demonstrate that there is an overriding proven need for a new facility to be developed at the location proposed taking into account matters such as the location of the waste arisings, the nature of the waste, the throughput of the site and the nature of the waste management development proposed.

4.103 Specialist waste facilities, such as those dealing with equine and agricultural waste, may need to be located in areas that would not otherwise be acceptable, such as rural locations or within the AONB, to be close to the source of the waste. For example on farm waste facilities that derive their feedstock from the farm itself. Appropriate mitigation measures would be required to ensure such proposals do not generate an unacceptable level of harm to the character of the area or the local community.

4.104 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

Policy 13**Radioactive Waste Treatment and Storage at AWE**

Facilities for the storage and/or management of radioactive waste will be acceptable within the Nuclear Licensed area at AWE Aldermaston and AWE Burghfield where:

- There is a proven need for the facility; and
- A notable proportion of the material to be managed arises from within West Berkshire

4.105 There are two licensed nuclear installations located in West Berkshire, the AWE Aldermaston site and the AWE Burghfield site. Together, these two sites are responsible for the design, manufacture and support of the UK's nuclear deterrent.

Policies 4

4.106 As a consequence of the work and activities carried out at the two AWE sites radioactive waste material is produced, meaning that small volumes of radioactive waste may require storage and treatment. It is acknowledged that radioactive waste can be generated from a variety of other sources, such as health facilities and industrial operations, and from both nuclear and non-nuclear activities.

4.107 The volume of radioactive waste projected to arise in West Berkshire over the life of the plan is relatively small. Radioactive waste is split into classifications depending on the level of radiation and heat produced as part of the radioactive decay process. These are:

- High level radioactive waste (HLW),
- Intermediate level radioactive waste (ILW) and
- Low level radioactive waste (LLW).
- A further subset of LLW is Very low level radioactive waste (VLLW).

4.108 It is understood that the AWE sites generate ILW, LLW and VLLW and there are already long term contracts in place for the management of these waste arisings.

4.109 Facilities to manage radioactive waste are highly specialised and expensive to develop and in West Berkshire the location of such facilities would be constrained to the AWE sites through this policy. It is not expected that development proposals for the management of radioactive waste will come forward on either of the AWE sites over the course of the plan, however this policy provides a framework for the consideration of proposals for treatment and storage of radioactive waste if such developments do come forward.

4.110 Proposals would need to demonstrate that there is a proven need for a new facility to be developed and also demonstrate that a notable volume of the waste to be managed has arisen from within West Berkshire.

4.111 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

Policy 14

Reworking Old Landfill Sites

Proposals for the re-working of old landfill sites will only be permitted where:

- The material that was landfilled and to be re-worked is demonstrated to be inert material;
- The proposals would produce replacement aggregate material;
- It is demonstrated that the proposals conserve and enhance landscape, biodiversity and amenity;
- The development site and associated equipment will not have an unacceptable impact on the environment or community;
- The development proposals provide for the timely and high quality restoration and aftercare of the site.

4 Policies

4.112 West Berkshire has a relatively large number of former landfill sites that have been infilled with waste materials and restored back to a variety of land uses. However, the material that has been deposited in the ground includes valuable materials and the re-working of landfill sites to recover such discarded material has been cited as a potential method to reclaim the value stored in old landfill sites.

4.113 The relative 'value' that can be obtained from re-working a landfill site will vary depending on the material deposited and the costs associated with obtaining the necessary permits and implementing the necessary controls to protect the locality within which the site is located. Generally it is expected that greater 'value' could be obtained from re-working non inert sites due to the presence of materials such as plastics, textiles and greater volumes of metals, however the costs associated with the necessary protective controls are such that these sites are unlikely to be viable for re-working.

4.114 Whilst inert landfill sites may not contain significant volumes of more 'valuable' materials it is likely that there would be less environmental or amenity issues as, by its very nature, the material being re-worked is inert.

4.115 The reworking of former landfill sites can result in the recovery and sale of excavated materials and the increase of landfill capacity through the creation of new void space by excavating the deposited waste. The potential for the landfill sites in West Berkshire to be re-worked is currently an unknown and it is likely that considerable work may need to be undertaken to ascertain the 'value' of the sites in West Berkshire by any potential developer.

4.116 However, despite the lack of clarity on this matter, there have been tentative approaches by potential developers and this policy would provide the necessary policy framework to facilitate the consideration of such proposals should they be forthcoming.

4.6 Infrastructure

Policy 15

Location of Permanent Construction Aggregate Infrastructure

There will be a presumption in favour of permanent construction aggregate infrastructure in the following areas:

- Existing sites with permanent planning permission for mineral processing or handling; or
- Existing sites with permanent planning permission for industrial development (B2 and B8).

The co-location of construction aggregate infrastructure with existing suitable operations will be supported, where appropriate where it would not result in intensification of uses that would cause unacceptable harm to the environment or communities in a local area due to cumulative impacts.

Although there is a presumption in favour of development in the areas identified in this policy all proposals must meet the requirements of all relevant policies in this plan.

4.117 There are known to be a number of existing permanent facilities in West Berkshire that are associated with the construction aggregates industry. These include, aggregate processing plants, asphalt production plants, a factory that manufactures concrete roofing tiles, a factory that manufactures concrete building blocks, a cement importation and distribution depot, numerous concrete batching plants as well as construction aggregate sales areas.

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4.118 These facilities, some of which are strategic in nature due to the area they serve, are all necessary to support the construction industry within West Berkshire, and further afield. They also provide notable levels of local employment.

4.119 This policy sets out where there will be a presumption in favour of the development of new construction aggregate infrastructure to enable flexibility over the way that this industry develops over the plan period and allow sites to cope with changes in practise (such as mineral processing plants acquiring silt presses). This should allow for new and emerging waste technologies to come forward on existing sites so that old technology can be replaced.

4.120 The policy seeks to steer development towards existing industrial locations found in and around the urban areas in West Berkshire. Within these areas there will be a presumption in favour of these types of mineral development. However, consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4.121 With respect to the co-location of new minerals infrastructure on existing sites particular consideration will need to be given to cumulative impacts. Proposed developments will need to demonstrate that they will not generate unacceptable impacts on their own, or in conjunction with existing facilities that may continue to operate at the site in question.

Policy 16

Temporary Infrastructure

Proposals for the erection of temporary mineral processing plant and associated ancillary plant together with waste processing plant / facilities will be permitted at mineral extraction sites, where:

- It can be demonstrated that there are clear operational linkages between the temporary infrastructure proposed and the mineral extraction site;
- The temporary infrastructure is located within, or adjacent to, the boundary of the extraction site;
- The temporary infrastructure proposed will not have an unacceptable impact on the environment or local amenity;
- In the case of mineral processing plant, it is used solely to process minerals arising from within the extraction site in which it is located;
- In the case of associated ancillary plant, the plant is supplied by minerals arising from within the extraction site in which it is located;
- In the case of waste plant / facilities the waste produced is used in the restoration of the mineral site within which it is located;
- The temporary infrastructure is removed at such time as landfill operations are complete, and the site is subsequently restored.

4.122 Mineral extraction sites are, by their nature, temporary uses of land as once the underlying minerals have been extracted the site ceases operating and the site is restored.

4.123 However during the operational period it is common practice for temporary mineral processing plants to be located at the active mineral site. In the case of large sites other temporary infrastructure, such as concrete batching plants that use the minerals won from the site in the production of concrete,

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can also be considered acceptable. Such on site infrastructure can reduce the vehicle movements associated with mineral extraction sites as they reduce the need for minerals to be transported to a separate location for processing (with the silt being returned to the extraction site).

4.124 If a mineral site is to utilise waste material in its restoration it can also be more sustainable to locate a temporary waste processing facility at the extraction site so that imported waste can be adequately processed to remove any re-usable waste in order that only non-recyclable waste is deposited as part of the landfilling operations.

4.125 All proposals for temporary facilities will need to demonstrate their linkage to the mineral site in question and all such infrastructure will need to be removed upon the completion of the mineral extraction / infilling operations.

4.126 Consideration will also need to be given to all other policies in the plan that are relevant to the development proposal and any other material considerations.

4.7 Restoration and After Use

Policy 17

Restoration and After-use of Sites

Mineral extraction development proposals and temporary waste proposals will be permitted where the proposals include provision for high quality restoration of the site within a timescale appropriate to the development, together with the delivery of a beneficial after-use of the site.

When considering applications for mineral development, environmental, landscape, biodiversity and other public benefits (including, where appropriate, recreational benefits) will be sought through:

- The progressive working and phased restoration of the site,
- The after-care and after-use of extraction sites;
- The environmental conservation and enhancement of the wider surrounding area to which the proposed extraction relates; and
- The promotion of recreational opportunities within the area.

Proposals for restoration will be approved where they make a positive contribution to the following:

- Landscape character and quality that is in keeping with the character and setting of the local area;
- Air, soil and water quality;
- Flood water management;
- Biodiversity and wildlife conservation;
- The promotion of recreational facilities.

Where appropriate, bonds or legal agreements will be sought to secure the satisfactory restoration of the minerals site in a timescale appropriate to the development.

4.127 Sand and gravel deposits in West Berkshire are relatively shallow (normally around 2-3m in depth), meaning sites are worked over a much shorter time span than hard rock deposits. This also means that the area of extraction is typically more extensive. This inevitably places increased emphasis on restoration issues, such as the phasing of restoration and the nature of the after-use. The after-uses include agriculture, forestry or amenity. Amenity can be widely interpreted to include a range of recreation uses and/or nature conservation.

4.128 While restoration back to the existing use is not necessarily precluded, restoration of mineral workings is regarded as an opportunity to achieve wider environmental and public benefits and the Council will seek the provision of economic and environmental benefits, making a positive contribution to the vicinity through restoration.

4.129 This can include improvements to the long-term appearance of the landscape, creation of habitats for wildlife, the provision of new public access and recreation and flood alleviation measures. Multi use restoration strategies can be used to maximise the benefits after mineral working has ceased. Restoration should be to the highest standards consistent with the identified acceptable after-use. A number of factors need to be considered when determining the most appropriate restoration and after-use of a mineral site. These include:

- Agricultural land value prior to mineral extraction
- Underlying geology
- Hydrology
- Location in relation to urban areas
- Nature conservation interests
- Access to the road network
- Local topography
- Landscape setting
- Recreational benefits

4.130 Hydrology is particularly important in West Berkshire as the majority of deposits are located along the river valleys, meaning there are potential effects on ground and surface water. However the restoration of mineral sites has the potential to deliver hydrological benefits.

4.131 The policy also seeks to promote the prompt restoration of minerals sites following extraction, using progressive restoration of phased excavation where possible to ensure that the restored landscape is compatible with its context and intended after-use.

4.132 The restoration scheme for a development site will need to be informed by the Landscape Character Assessments (LCA)⁽²⁵⁾ for the District and individual sites⁽²⁶⁾. The after-care of a restored site will be required to take place for a minimum of 5 years, following completion of the restoration.

4.133 The NPPF (paragraph 144) confirms that local planning authorities should provide for restoration and aftercare at the earliest opportunity to be carried out to high environmental standards, through the application of appropriate conditions, where necessary. However it goes on to state that bonds or other financial guarantees to underpin planning conditions should only be sought in exceptional circumstances.

4.134 The PPG clarifies that financial guarantees to cover restoration and aftercare costs will normally only be justified in exceptional cases. Such cases, include:

25 Landscape Character Assessments: www.westberks.gov.uk/lca

26 Minerals and Waste Local Plan Preferred Options documents and evidence: www.westberks.gov.uk/mwlppo

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- *very long-term new projects where progressive reclamation is not practicable, such as an extremely large limestone quarry;*
- *where a novel approach or technique is to be used, but the minerals planning authority considers it is justifiable to give permission for the development;*
- *where there is reliable evidence of the likelihood of either financial or technical failure, but these concerns are not such as to justify refusal of permission.*

4.135 The PPG goes on to state that, where an operator is contributing to an established mutual funding scheme, such as the Mineral Products Association Restoration Guarantee Fund or the British Aggregates Association Restoration Guarantee Fund, it should not be necessary for a minerals planning authority to seek a guarantee against possible financial failure, even in such exceptional circumstances.

4.136 Whilst these comments are acknowledged, there have been a number of instances in West Berkshire where the restoration of minerals sites has been delayed for an extended period or a site has been restored to a less than satisfactory standard. There have been instances where a change in land ownership has taken place once mineral extraction has taken place and prior to restoration being concluded. There have also been instances where the approved landform has been provided in accordance with the approved plans, but the aftercare of the site has been less than satisfactory resulting in the full benefits of the approved restoration not being fully realised. In all these instances the restoration guarantee funds referred to in the PPG are not applicable as these funds can only be drawn upon in the exceptional circumstance where a mineral operator becomes financially insolvent, as such it provides no safeguards against the situations that have occurred in West Berkshire.

4.137 Such situations like this are problematic in that minerals sites are not restored at the earliest opportunity or to the high environmental standards envisaged when planning consent is granted. This generates resentment and dissatisfaction within the host communities and results in the delay of the delivery of the benefits that high quality restoration can deliver. It also results in opposition to new mineral extraction sites. The restoration of minerals site is a considered to be one of the key aspects of mineral development as, ultimately, the restoration of the mineral site is the legacy of the development. The consultations carried out in respect of the WBMWLP confirms that the restoration of mineral sites is clearly very important to the residents of West Berkshire.

4.138 The use of financial guarantees, bonds or legal agreements to secure funds to ensure that the Council can undertake restorative operations if a developer fails to comply with planning conditions relating to the provision of timely and high quality restoration will therefore be considered alongside all applications for mineral extraction. Clearly if such funds are not required they would be returned to the application upon the completion of the aftercare of the site.

4.8 Development Management Policies

4.139 This section of the Preferred Options Plan sets out the preferred policies. Together these policies set the broad framework against which all minerals and waste proposals will need to be assessed.

Landscape

Policy 18

Landscape

Minerals and Waste development proposals will be permitted where the proposals conserve and enhance the character of the surrounding landscape, townscape and cultural heritage of the local area.

Landscaping proposals associated with minerals and waste development shall enhance the landscape character of the site.

Policy 19

Protected Landscapes

Major ⁽²⁷⁾ minerals and waste development proposals within or in the setting of the North Wessex Downs AONB will only be considered acceptable in exceptional circumstances, specifically where it can be demonstrated that:

- There is an overriding need for the development to take place in the proposed location;
- The need for the development cannot be met in some other way, or from a site outside the AONB;
- The impact of the development on the environment, landscape and recreation can be satisfactorily mitigated; and
- The proposals conserve and enhance the natural beauty of the AONB.

Other construction minerals and waste development proposals within or in the setting of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) will only be considered acceptable where:

- The proposal is for a small scale facility to meet local needs that can be developed without an unacceptable impact on the environment and landscape of the area; and
- The proposals conserve and enhance the natural beauty of the AONB.

4.140 Conserving and enhancing the distinctive landscape character of the District is given considerable weight in line with national policy. As set out above West Berkshire is a very rural authority and the landscape varies across the district. As landscape character varies depending on location, a suitable approach to development in one part of the district may not be acceptable in another.

²⁷ Major development is development that, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the natural beauty, distinctive character, and remote and tranquil nature of the North Wessex Downs AONB. Whether a proposed development in these designated areas will be classed as major or minor development, will be a matter for the Planning Authority taking into account the proposal in question and the local context

4 Policies

4.141 Approximately 74% of the District is part of the North Wessex Downs AONB which adjoins the Chilterns AONB along the River Thames (the District boundary), before sweeping south, encircling Newbury to encompass the northern reaches of the rolling chalk hills of the Hampshire Downs. The AONB is characterised by the quality of its chalk landscape which ranges from remote open downland, dramatic skyline escarpments, contracting wooded downland, and the small intimate settled river valleys of the Lambourn and Pang.

4.142 Outside the AONB, the River Kennet, from Newbury to Reading, lies within a distinctive broad corridor of an open lowland landscape characterised by a variety of wetland habitats including wet meadow, reed bed and restored gravel workings.

4.143 Settlements also form a key component of the landscape. A variety of rural settlement forms can be seen from the nucleated patterns common on the chalk downs, to the more dispersed patterns found in the southern part of the District. The townscape of a settlement considers the relationship of exterior structures in a town and how they determine the distinctive character of the area.

4.144 Within the AONB, the major mineral deposit is chalk, with small areas of sharp sand and gravel along the rivers Lambourn and Pang, and small areas of soft sand deposits. Policy 19 requires exceptional circumstances to be demonstrated for the extraction of minerals within the AONB, in line with national policy, due to the potential for serious impacts that mineral development may have on these areas of natural beauty, taking into account the recreational opportunities that they provide.

4.145 Major development in the AONB will need to demonstrate it is in the public interest before being allowed to proceed. Decisions on whether a proposal is in the public interest will be made on a case by case basis and consideration given to the need for the development (both locally and nationally), alternative sites or ways to meet the identified need and the effects of the proposal on the environment including on the landscape, taking account of any mitigation measures. As stated in the policy the differentiation between major and minor development is a matter for the planning authority taking into account the proposal in question and the local context.

4.146 Development which might be considered to be minor in the context of this policy could be development that is on a site having an area of less than 0.5 hectare or the erection of a building, or buildings where the floor space to be created is less than 500 square metres or have a waste throughput, or mineral output of less than 10,000 tonnes per annum.

4.147 Where there is a specific local need for small scale waste management facilities, (for example agricultural or equine waste facilities, or local sewage treatment facilities) these can form part of the rural landscape, and will be considered as an exceptional circumstance (Policy 12).

4.148 It is envisaged that these policies will protect and enhance the diversity and local distinctiveness through the use of Landscape Character Assessment (LCA). This provides the framework for informed decisions to be made.

4.149 There are a number of relevant landscape assessments covering the District⁽²⁸⁾, including the:

- North Wessex Downs Area of Outstanding Natural Beauty Landscape Character Assessment (2002)
- Berkshire Landscape character Assessment (2003)

- Newbury District Landscape Assessment (1993)
- Site specific landscape visual appraisals (2016)⁽²⁹⁾

4.150 LCA is particularly valuable when looking at landscape sensitivity, whether that be the inherent sensitivity of the landscape itself, or its sensitivity to a particular type of change. Landscape and Visual Impact Assessments (LVIA) will form an important part of any planning application coming forward for a minerals or waste site.

4 Policies

Biodiversity and Geodiversity**Policy 20****Biodiversity and Geodiversity**

Minerals and Waste development proposals within or adversely affecting sites designated for their ecological or geological importance and/or protected species will be permitted where the development can be undertaken without resulting in an adverse impact on the special qualities of the designated site or species. Where possible the development should protect and enhance the relevant biodiversity and geodiversity.

The degree of protection given will be appropriate to the status of the site or species in terms of its international or national importance:

- Internationally designated sites including Special Protection Areas (SPA), Special Areas of Conservation (SAC), Ramsar sites, any sites identified to counteract adverse effects on internationally designated sites or species, and European Protected Species;
- Nationally designated sites including Sites of Special Scientific Interest (SSSI) and National Nature Reserves, nationally protected species, Ancient semi-natural woodland, and Ancient woodland;
- Local interest sites including Sites of Importance for Nature Conservation, and Local Nature Reserves;
- Habitats and species of principal importance in England;
- Habitats and species identified in the UK Biodiversity Action Plan (BAP) and the Berkshire Biodiversity Strategy and the areas identified in the Berkshire Local Geodiversity Action Plan.

Where proposals are likely to impact, either directly or indirectly, on designated sites, habitats and species it must be demonstrated that:

- The overriding need for, and the benefits of the development outweigh the negative impact on the designated site, habitats and/or species;
- There are no reasonable alternative ways to meet the need for the development.
- The impact of the development can be satisfactorily mitigated through adequate compensation and mitigation measures.

All new development should maximise opportunities to achieve net gains in biodiversity and geodiversity.

Opportunities will be taken to create links between natural habitats and, in particular, strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas (BOA) identified in West Berkshire.

4.151 West Berkshire supports a rich and diverse range of biodiversity and geodiversity assets which reflect both the underlying geology and soils and the traditional management practices that have been carried out over many years. The policy aims to provide a framework for conserving and enhancing richness and diversity for its own sake, and also for the positive contribution that biodiversity and geodiversity make to the overall quality of life and sense of place for communities.

4.152 The most important sites for biodiversity and individual wildlife species have received statutory protection under international and national legislation. Special Protection Areas (SPA) and Special Areas of Conservation (SAC) are internationally important. Candidate SACs and proposed SPAs are afforded the same level of protection as those already designated.

4.153 There are currently three SACs within West Berkshire:

- Kennet and Lambourn Floodplain
- River Lambourn
- Kennet Valley Alderwoods.

4.154 There are no SPAs within the District, although a small part of the east of the District (approximately 256 hectares) around Beech Hill is within 5km of the Thames Basin Heaths SPA. The 5km boundary has been determined by Natural England as a buffer area to regulate development near the SPA. It is possible that certain types of development could impact on the SPA up to 7km from the boundary of the site. Development proposals within the 5km and 7km will require screening to assess whether they will have a likely significant effect on the SPA. Where a significant effect exists or cannot be excluded, an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2010 would need to be undertaken. Proposals will only be permitted if they do not adversely affect the integrity of the SPA. The Thames Basin Heaths SPA Delivery Framework will be used to guide assessment and any avoidance or mitigation measures that may be needed. It is not anticipated that any development will come forward within the 5km or 7km buffer. No sites have been proposed for allocation within these areas and there are no existing minerals or waste sites to be safeguarded within this area. Any future proposals will need to be assessed against this policy.

4.155 Screening for HRA has been carried out on the plan⁽³⁰⁾. It was concluded that the plan, alone or in combination with other plans and projects, will not adversely affect the integrity of any of the European sites within the District or those within 5km of the District boundary.

4.156 Sites of Special Scientific Interest (SSSI) are nationally designated sites which have important wildlife or geological value. There are currently 51 SSSIs within West Berkshire covering 1480 hectares.

4.157 The District contains a range of habitats and geological features of local significance designated as Local Wildlife Sites (LWS) and Local Geological Sites (LGS). There are currently 493 LWSs covering 6,325 hectares and five LGSs covering 15 hectares. LWSs are non-statutory sites of significant biodiversity value. These sites represent local character and distinctiveness, and have an important role to play in meeting local and national targets for biodiversity conservation. The criteria for LWSs have been devised and agreed across the three counties of Berkshire, Buckinghamshire and Oxfordshire. LWS and LGS designations will continue to be assessed by the Council throughout the lifetime of the plan, following recommendations by the Berkshire Nature Conservation Forum (for LWSs) and the Berkshire Geoconservation Group (for LGSs), in order to keep them up to date.

4.158 Ancient Woodland is also identified as important in national policy and is the most extensive natural habitat remaining in West Berkshire. Ancient semi-natural woodland currently covers 2,894 hectares of the district.

4.159 The Berkshire Biodiversity Strategy⁽³¹⁾ builds upon national and regional targets for biodiversity enhancement. Therefore, the Council will seek opportunities to support the delivery of the Berkshire BAP. There are many opportunities for biodiversity and geological enhancement across the District.

30 Minerals and Waste Local Plan Preferred Options documents and evidence: www.westberks.gov.uk/mwlp

31 Berkshire Biodiversity Strategy: <http://berkshirelnp.org/images/Biodiversity%20Strategy%20Small.pdf>

4 Policies

4.160 Biodiversity Opportunity Areas (BOA) have been identified by the Berkshire Nature Conservation Forum and agreed by the South East England Biodiversity Forum (SEEBF). There are 17 areas which have currently been identified, either whole or in part, across the District. BOAs are not a statutory designation or a constraint upon development, rather they are areas where biodiversity improvements are likely to have the most beneficial results at a strategic scale. The Council will pursue net gains for biodiversity in and around BOAs.

4.161 Regulation 39 of the Habitats Regulations requires the encouragement of the management of features in the landscape that are of major importance for wild flora and fauna. These features are defined as linear features, or stepping stones, which are essential for the migration, dispersal and genetic exchange of wild species. The protection of these natural habitats and networks across the District will avoid or repair fragmentation and isolation of natural habitats and ultimately conserve and enhance priority natural areas and the connections between them.

4.162 West Berkshire has a rich geological resource. Some nationally important geological sites are designated as Sites of Special Scientific Interest (SSSI). Local Geology Sites (LGS) (formerly known as Regionally Important Geological and Geomorphological Sites – RIGS) are sites within the county that are considered worthy of protection for their Earth Science or geodiverse importance, but are not already protected as SSSIs. At present there are 8 Local Geological Sites within West Berkshire identified in the The Berkshire Local Geodiversity Action Plan⁽³²⁾

4.163 Previously unknown geological features and remains of importance may be discovered as part of mineral workings. Where such finds are discovered it is important that every effort is made to protect those of potential international or national importance. Where it is not possible to afford the same protection to finds of more local importance, they should be appropriately recorded. Where possible, access to all significant geological finds should be provided for educational purposes.

Agricultural Land

Policy 21

Agricultural Land

Minerals and Waste development proposals that involve areas of best and most versatile agricultural land will be permitted where it can be demonstrated that there are no reasonable alternatives for the development proposals. For mineral extraction sites, the site will be restored in such a way that there will be no net loss in best and most versatile agricultural land.

Restoration of mineral extraction sites to agricultural land will be permitted where the restoration proposals demonstrate that the quality of the agricultural land will be conserved or enhanced as part of the restoration.

4.164 The quality of agricultural land varies across the District. Agricultural Land Classification (ALC) provides a national method for assessment the quality of farmland to ensure that the best and most versatile agricultural land is protected for agricultural use.

4.165 There are five grades of agricultural land, 1 - 4 with grade 3 subdivided into 3a and 3b. The best and most versatile land is defined as grade 1, 2 and 3a. This land is considered to be the most flexible, productive and efficient for producing future crops for food and non food uses (eg. Biomass,

32 Berkshire Local Geodiversity Action Plan: https://berksgeoconservation.org.uk/docs/Berkshire_LGAP.pdf

Policies 4

fibres and pharmaceuticals). Therefore National policy indicates that local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land, and where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.

4.166 Minerals development will only be considered on the best and most versatile agriculture land, where it can be demonstrated that the long term potential of the agricultural land can be safeguarded and where the restoration and aftercare proposals preserve the long-term potential for the agricultural land to be restored back to the same or higher grade.

4.167 Where appropriate, agricultural land classification survey information should be provided alongside any application made. Proposals for waste development should be capable of avoiding best and most versatile agricultural land and permanent development involving the loss of such land will not normally be permitted.

4.168 Soils removed from mineral extraction sites will need to be handled in accordance with best practice guidance and the soils stored on site for use in the restoration of the site. Due to the importance of the restoration of mineral sites, the Council will need to be satisfied that the restoration of a site to agriculture will conserve, or ideally enhance the quality of the agricultural land through appropriate restoration techniques before permission is granted.

Transport

Policy 22

Transport

Minerals and Waste development proposals will be permitted where the transport impact associated with the proposal will not result in unacceptable detriment to the efficient and effective operation of the relevant transport network, road safety, local amenity or the environment.

Sustainable modes of transport will be encouraged, in particular the use of rail and/or water where this is practicable and aligned to the other policies in the plan.

Where road transport is required, proposals will be required to demonstrate, through a transport assessment / statement:

- Safe and appropriate access arrangements, considering the scale and nature of the movements associated with the development;
- That the highway network is able to accommodate the traffic flows that would be generated;
- That there would be no unacceptable adverse impact on the environment or the local community;
- That the proposal will seek to make use of the strategic highway network and the West Berkshire Freight Route Network (FRN);
- That appropriate emission control and reduction measures are in place.

4.169 All development generates transport impacts and National Policy encourages the use of sustainable transport, including the transportation of both minerals and waste.

4 Policies

4.170 Within West Berkshire the majority of minerals and waste transportation takes place via the road network, with some material, mainly hard rock and a limited amount of marine sand and gravel imported to the district by rail. While the Kennet and Avon canal runs through the centre of the District it is not currently used for the transportation of minerals or waste.

4.171 The Council published its Freight Strategy in 2014⁽³³⁾ as part of the Local Transport Plan 3 (2011 – 2026). The strategy recognises that the movement of freight and how it is routed has implications for national and strategic road networks, but also for local communities. The extensive network of secondary and tertiary roads in the District generally act as distributor roads from the main highways to locations within the District. The Freight strategy sets out the West Berkshire Freight Route Network (FRN).

Road

4.172 The West Berkshire FRN was devised in 2009. The FRN consists of a series of preferred freight routes that show the most appropriate routes in the district for HGV movements. District Access Routes have been identified as the main access routes from the Strategic Road Network (A34/M4) to key freight destinations. Local Access routes, are local roads that are not intended for HGV movements, although it is recognised that, due to the location of minerals sites specifically, some local access routes may have to be used to reach the District Access Routes and the Strategic Road Network. The FRN will need to be taken into account by any proposals coming forward.

4.173 Road Safety is a key consideration for developments, especially where freight movements are involved. Particular focus should be given to the safety of pedestrians, cyclists, equestrians and other vulnerable road users.

4.174 In West Berkshire air quality is strongly linked to transport, and therefore, where air quality is, or could become a cause for concern, the Council will seek to manage it through transport related measures.

Rail

4.175 Rail transport is already used for moving aggregates from the West Country to markets in London and the South East, including within West Berkshire itself. There is some scope for growth, however, the level of growth is partly constrained by the capacity on the rail network itself and providing new siding sites can be very costly. The rail head sites within the district that import aggregates are of strategic importance and will be safeguarded through the plan (Policy 8).

Waterways

4.176 There are two sections of navigable waterways in the District. Firstly the Kennet and Avon Canal running east/west from Reading through Newbury and Hungerford before going on towards Bristol. The second is the River Thames around Purley-on-Thames, Pangbourne and Streatley. While the canal could provide opportunities for waterborne transport, the River Thames is removed from the majority of mineral resources and waste sites in the district therefore, it is unlikely that it would provide a viable alternative to road transport.

4.177 The canal is almost exclusively used by leisure and tourism activities and therefore, the movement of minerals and waste could impact on the recreational opportunities offered by the waterway.

4.178 All development proposals will be required to demonstrate how they minimise the impact of travel on the environment and help to tackle climate change.

4.179 Transport Assessments / Statements and in some cases Travel Plans will be required to support planning proposals so that the impact on the proposed development can be assessed.

Public Rights of Way

Policy 23

Public Rights of Way

Minerals and Waste development proposals will be permitted where the proposals do not adversely affect a Public Right of Way (PROW). When considering the adverse impacts consideration will be given to whether:

- Satisfactory diversions to Public Rights of Way can be provided that are both convenient and safe for users of the Public Rights of Way;
- In the case of mineral extraction, the proposals include the creation of an acceptable alternative route both during operations and following restoration of the site;
- Opportunities are proposed that would secure appropriate, improved access, to the countryside.

4.180 There are 1183 km (735 miles) of public rights of way in West Berkshire, compared to a Council road network of 1272 km (790 miles). Public rights of way are made up of the following:

- 61% public footpaths, over which the right of way is on foot only.
- 17% public bridleways, for use by the public on foot, bicycle and on horseback or leading a horse.
- 8% restricted byways, used as for bridleways but with the addition of non mechanically propelled vehicles, thereby giving a right of access for horse-drawn carriages.
- 14% byways open to all traffic, for use by all the above plus vehicular traffic, with the main use being by walkers and horse-riders.

4.181 Public Rights of Way play an important role in enabling access to the countryside. Given the extent of the public rights of way in West Berkshire, proposed minerals and waste sites will often be located close to rights of way and mineral deposits are often close to, or crossed by rights of way.

4.182 It is important that rights of way remain accessible to users throughout the lifetime of minerals and waste operations and that users' safety is not compromised by the activity on site. In some circumstances it will be necessary for a right of way to be diverted during the operation of the site. Temporary diversions will only be acceptable if the restoration scheme provides routes to the same standard as the original right of way. Where this is not possible it may be preferable to divert the route permanently.

4.183 When determining planning applications consideration will be given to both the impacts of a proposal on the routes of public rights of way together with the impact on the amenity value of the public right of way.

4 Policies

4.184 The restoration of minerals sites has the potential to enhance the public rights of way network and proposals will be expected to enhance and improve rights of way as well as increase permissive access as part of restoration schemes. Regard should be given to the Councils Rights of Way Improvement Plan⁽³⁴⁾ as part of this process.

Flooding

Policy 24

Flooding

Minerals and Waste development proposals will be permitted where:

- It can be demonstrated that the development would not increase the risk of flooding, both to the site itself and the surrounding area;
- Flood protection, resilience and resistance measures are provided as part of the development proposals;
- Sustainable Drainage Systems are incorporated into the scheme;
- There is no net increase in surface water run-off;
- The impact of the development in terms of flood risk can be satisfactorily mitigated through adequate compensation and mitigation measures.

All sources of flooding need to be taken into account in addition to increased risk from climate change induced flooding.

4.185 The risk of flooding in West Berkshire is widespread, arising not only from rivers, but also from surface water and groundwater. The policy aims to achieve flood risk management wherever possible, steering vulnerable development away from areas affected by flooding.

4.186 It is recognised that minerals working and processing (except for sand and gravel working) are classified as “less vulnerable”, with sand and gravel workings classified as “water-compatible development”. Therefore, minerals development can take place within the flood zone. Water-compatible development can take place within flood zone 3b (the functional flood plain), with “less vulnerable” development considered acceptable in flood zone 3a. The presence of flood zones can impact on the restoration and after-use proposed for a minerals site, as landfilling is considered to be a “more vulnerable” use and therefore, should not be permitted in flood zone 3, without the 'exceptions test' being carried out.

4.187 The Department for Environment, Food and Rural Affairs (DEFRA) and the Environment Agency have produced guidance on carrying out the Sequential and Exceptions Tests⁽³⁵⁾. The sequential test requires the comparison of sites being proposed with other available sites to find out which has the lowest flood risk. The sequential test is required if the site is in flood zone 2 or 3 and a sequential test has not already been carried out for the development type on the proposed site. The sequential test directs development to areas of lowest flood risk.

4.188 The Council undertook a Strategic Flood Risk Assessment (SFRA) of the District in 2008, which was updated in 2016. A new SFRA for the District that will inform the submission version of the Minerals and Waste Local Plan is currently being developed.

34 <http://info.westberks.gov.uk/CHttpHandler.ashx?id=36432&p=0>

35 Sequential and Exceptions Tests: <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>

Policies 4

4.189 The policy seeks to ensure that development provides appropriate measures for the management of rainfall (surface water) as an essential element of reducing flood risk to both sites and their surroundings. Where appropriate the policies in the Minerals and Waste Local Plan seek to look for opportunities to increase flood resilience through the restoration of mineral sites.

4.190 Sustainable drainage methods (SuDs) should be incorporated into proposals for both minerals and waste development. A range of methods can be used taking into account the topography, geology and soil conditions of a site and its surrounding areas. Further information on SuDs can be found in the SFRA and the Quality Design West Berkshire SPD (2006). A specific SuDs SPD is being developed. While these relate more to the development of housing or commercial/retail development the principles are relevant to minerals and waste sites.

4.191 The Environment Agency will be consulted where it has indicated that it wishes to be involved in the planning process and in line with their Flood Risk Standing Advice.

Climate Change

Policy 25

Climate Change

Minerals and Waste development proposals will be permitted where the proposals demonstrate how they will minimise their impact on the causes of climate change. Development proposals should reduce vulnerability and provide resilience to the impacts of climate change by:

- Minimising greenhouse gas emissions and encouraging more sustainable use of resources, through the location and design of the site and transport arrangements;
- Provision of on site renewable and low carbon energy technologies;
- Avoiding areas vulnerable to climate change and flood risk, unless adaptation and mitigation measures are provided;
- Provision of potential benefits through site restoration and after use.

4.192 Local Plans are required by the NPPF to take account of climate change over the longer term, including factors such as flood risk, water supply and changes to biodiversity and landscape. New development should avoid increasing vulnerability to the range of impacts that arise from climate change. Where new development is proposed in areas which are considered vulnerable, care needs to be taken to ensure that the risks are managed through suitable adaptation measures such as green infrastructure and habitat connectivity.

4.193 Carbon emissions from transport associated with HGVs involved in the minerals and waste industry is a key source of greenhouse gas emissions in the district. Therefore the Council will seek to reduce the impact of transport as well as reducing the need to travel where possible. This can be done by promoting the use of alternatives to road transport as well as seeking to encourage the location of development near to the markets that it serves.

4.194 Although mineral extraction and waste management are energy intensive businesses there are a number of ways quarry sites and waste management facilities could reduce their energy use. Practices should be adopted to help reduce the energy use of individual quarries and waste management sites. In addition the use of recycled and secondary aggregates is encouraged to reduce the need for extraction of primary aggregates.

4 Policies

4.195 Carbon sinks will be encouraged as part of habitat creation (e.g. through wetland or woodland creation) during the restoration of sites. Well-designed and planned restoration can assist in establishing ecological networks which are more resilient and enable the movement of wildlife as it adapts to a changing climate.

4.196 Former mineral extraction sites can also play a role in increasing resilience to flooding by providing additional flood storage capacity as part of the site restoration and after-care.

4.197 Methane emissions from biodegradable waste in landfill account for approximately 40% of all UK methane emissions, equating to approximately 3% of UK greenhouse gas emissions. Waste management, therefore, can play an important role in mitigating levels of greenhouse gas emissions.

4.198 The waste hierarchy plays a key role in mitigating the impacts of climate change by focusing on reducing the amount of waste produced and increasing the amount of waste reused, recovered or recycled. This helps to divert biodegradable waste away from landfill, reducing methane emissions, as well as minimising the demand for new resources which generate greenhouse gases in their production.

Public Health, Environment and Amenity

Policy 26

Public Health, Environment and Amenity

Minerals and Waste development proposals will be permitted where it is demonstrated that:

- The development would not result in unacceptable impacts on air quality including any adverse impacts on Air Quality Management Areas (AQMAS);
- The development would not result in unacceptable impacts on the intrinsic quality and quantity of water resources (including ground and surface waters) including any adverse impacts on Source Protection Zones (SPZ);
- The development would not result in unacceptable impacts from lighting, noise, dust, odour, emissions, pollution, vibration and litter, including those that are generated by traffic associated with the site;
- The development would not result in unacceptable impacts on land stability;
- Consideration has been given to public health and safety, amenity, quality of life of local communities and the natural, built and historic environment;

Appropriate mitigation measures relating to all these matters shall be included within the proposals and all reasonable opportunities must be taken to conserve and enhance the environment and amenity of the area.

4.199 Minerals extraction and waste management facilities by their nature have the potential to generate adverse amenity impacts that could impact upon local communities. However minerals extraction and waste management facilities are critical to support the needs of local communities.

4.200 National policy states that when granting planning permission for mineral development there should be no unacceptable adverse impacts on human health, and that for waste sites there should be consideration of the likely impacts on the local environment and amenity. Therefore, it is important

that an acceptable balance is maintained between meeting the identified need for minerals and waste sites and protecting the local environment and amenity of residents who are likely to be affected by the operations.

4.201 Proposals which are likely to give rise to pollution and/or health issues, should be submitted with the full details of these issues together with any proposed or integral mitigation measures. Where applicable the relevant health and pollution control authorities will be consulted.

4.202 The Environment Agency and the Council's Environmental Health Service both implement controls that can potentially overlap with the planning process. The Planning process focuses on the acceptable use of land and the impact of the use proposed. The NPPW confirms that planning authorities should work on the assumption that the relevant pollution control regime will be properly applied and enforced, so it can be assumed that the pollution control regimes will operate effectively to control emissions to air and discharges to water, etc. Planning conditions therefore should not normally be used to control matters that are the subject of an environmental permit, or other legislative control.

4.203 This does not mean that these issues are not considered as part of the planning process, but that the planning process needs to complement, not duplicate, the pollution control regimes. Possible impacts include noise and vibrations from traffic accessing sites, processing plants and on site activities; visual intrusion; dust; debris on the road; run off from sites to protected waters and the impact of HGVs / traffic associated with a development site. These impacts understandably cause concerns for communities living near to sites, and therefore need to be satisfactorily controlled. However, there are various measures that can be implemented to ensure that the impacts of a development proposal on the locality are reduced to an acceptable level.

4.204 Development proposals coming forward will be expected to include appropriate mitigation measures such as, but not limited to: the creation of bunds and use of natural vegetation for screening that can reduce the visual impact and potential noise nuisance of a site to an acceptable level. It is acknowledged that some noisy, short term activities which are considered unacceptable may be unavoidable to facilitate development. Various controls can be used to manage dust, litter and odour problems, and wheel washing and sheeting of lorries can prevent debris from being deposited on the road network. The phasing of mineral working, the choice of routes, as well as the location and suitability of access arrangements for vehicles can all influence the acceptability of the site.

4.205 Local liaison groups between an operator and the local community have traditionally been a useful way of ensuring that all parties potentially impacted upon by the development are able to discuss issues and solutions. These will continue to be encouraged to provide an open forum for discussions to take place around the issues that can arise from an active site that can impact upon local communities.

4 Policies

Historic Environment

Policy 27

Historic Environment

Minerals and Waste development proposals will be permitted where the proposals conserve and enhance the historic environment and heritage assets of the district, both designated and non-designated, including the setting where relevant. The degree of protection given will be appropriate to the status of the Heritage Asset.

Where proposals are likely to have an adverse impact on a heritage asset and/or the historic environment it must be demonstrated that:

- There is an overriding need for and benefit to the development that outweighs the impact on the historic environment and/or heritage assets;
- There are no reasonable alternative ways to meet the need for the development;
- The impact of the development on the historic environment and/or heritage assets can be satisfactorily mitigated.

4.206 A heritage asset is defined in the NPPF as a building, monument, site, place, or area of landscape, which because of its heritage interest is identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are irreplaceable, and therefore, should be conserved in a manner appropriate to their significance. They can include both designated and non-designated assets. Designated assets have statutory protection and are assessed at the highest significance. West Berkshire has the following designated heritage assets:

Designated Heritage Asset	Number in West Berkshire	Comment
Scheduled Monument	Approx. 90	
Battlefields	1	Newbury I (1643) on the Heritage at Risk register
Listed buildings (grade I and II*)	Approx 1900	
Registered parks and gardens (grade I and II*)	12	Aldermaston Court, Sandford Primary and Shaw House are on the Heritage at Risk register

4.207 Non-designated assets are usually recorded in the local Historic Environmental Record (HER). These are generally of regional or local importance and may have an equal significance to the designated assets. In West Berkshire there are over 5000 assets listed on the HER. The significance of a heritage asset derives not only from its physical presence, but also from its setting.

4.208 Conservation Areas are areas of architectural or historic interest with a distinctive character or appearance that it is desirable to preserve or enhance. There currently are 53 Conservation Areas in West Berkshire.

Policies 4

4.209 Historic assets can be harmed or lost through alteration or destruction of the asset itself, or its setting. Proposals for minerals and waste development need to include appropriate measures to minimise the impact of development on West Berkshire's heritage, historic environment and archaeology. In November 2013 an Assessment of the Archaeological Resource in Aggregate areas of West Berkshire ⁽³⁶⁾ was published. The primary aim of the project was to improve the quality and quantity of available archaeological data in respect of potential aggregate producing areas within West Berkshire, and to facilitate more informed advice concerning the impacts and mitigation of aggregates extraction.

4.210 As part of the application process the application will need to describe the significance of any heritage assets affected by the proposals as well as detail the contribution made by the setting of the asset. The level of detail should be proportionate to the asset's importance but sufficient to understand the potential impact of the proposal on their significance.

4.211 Where development is proposed at a site which includes, or has the potential to include, heritage assets with archaeological interest, the application will need to be accompanied by an initial desk-based archaeological assessment to determine the nature and significance of any archaeological assets, the contribution of the setting to that significance, as well as any potential impacts on the assets or their setting.

4.212 Depending on the outcome of this desk based assessment it is possible that an archaeological field evaluation of the site, together with potential mitigation measures will be required to facilitate the determination of the proposal against this policy.

4.213 Addressing heritage considerations early on in the planning process, before planning applications are submitted, means that there is greater scope to avoid or minimise any potential adverse impacts. Where development proposals have the potential to affect heritage assets, they should be accompanied by an assessment of the significance and setting of the assets and the potential impact the development will have. Such assessment should be proportionate to the significance of the asset, taking into account the HER and setting out, where appropriate, the results of field evaluation. Details of proposed mitigation measures should also be provided along with the provision for recording and archiving of information in relation to any heritage assets to be lost. Where there is potential for heritage assets, but these have not been identified, provision will need to be made for monitoring and recording.

Design

Policy 28

Design

Minerals and Waste development proposals will be permitted where the proposals respect and enhance the character and appearance of the area. Minerals and waste development proposals will be expected to meet the highest standards of design throughout all stages of the development.

The design of built facilities should be of a high quality and contribute to achieving sustainable development. Good design relates not only to the appearance of a development but to the way it functions. Development shall contribute positively to local distinctiveness and sense of place.

36 Archaeological Resource in Aggregates areas of West Bekrshire: http://archaeologydataservice.ac.uk/archives/view/wberks_ah_2013/

4 Policies

4.214 The NPPF places great importance on the design of the built environment and its role in achieving sustainable development. Planning has the potential to drive up design standards across all types of development and the Council will seek to secure high quality design in all development proposals.

4.215 In order to demonstrate that high quality design is achieved all proposals for minerals and waste development should be demonstrated to be appropriate in scale and character to the location and surrounding area. This should take into account any planned new development or regeneration opportunities.

4.216 Development proposals, where appropriate, should use high-quality building materials made from recycled or secondary sources. All potential opportunities to minimise the use of primary aggregates should be considered.

4.217 It will need to be demonstrated that the proposals reduce the need for transport and provide enhancements to the local amenity, considering the potential impacts development may have on the local community.

4.218 Applications will be expected to be supported by high-quality proposals for restoration and after-care (where appropriate). Full consideration needs to be given to design throughout the entire life of the development proposed.

Cumulative Impacts

Policy 29

Cumulative Impacts

Minerals and Waste development proposals will be permitted where the proposed development would not result in an unacceptable cumulative adverse impact on the environment or amenity of an area, either in relation to the collective effect of different impacts, or as a result of the effects of a number of developments occurring concurrently or successively.

4.219 National policy requires that cumulative effects of multiple impacts from individual sites and/or a number of sites in a locality are taken into account as part of the planning decision process.

4.220 Cumulative impacts that are relevant to the determination process can occur in a number of ways:

- cumulative impacts of a number of separate effects from a single site.
- cumulative impacts of a single (or more) effects generated from two or more developments.

4.221 Adverse cumulative impacts could include a variety of issues such as levels of noise, dust, vibration and artificial light. Impacts on the highway network could also occur with increased HGV movements and the road safety impacts associated with higher traffic levels. Similarly visual and landscape impacts could be generated by multiple sites operating at the same time in the same locality.

4.222 As part of the application process consideration will need to be given to cumulative impacts of proposed minerals and waste development proposals on the receiving environment, and the capacity of the locality to accept the impacts that are proposed.

5 Monitoring Framework

Implementation and Monitoring Plan

The overarching delivery of minerals and waste development will be carried out through Development Management. In particular decisions on:

- planning applications;
- compliance monitoring of minerals and waste developments; and
- unauthorised development.

There may also be other planning decisions made by other planning authorities. This may include Compulsory Purchase Orders (CPO), other associated developments and major infrastructure projects which may also contribute towards delivery. Provisions within other local development plans may also contribute.

Applicants for minerals and waste development will be required to submit planning applications for consideration before any development takes place. All proposals will need to meet other environmental, amenity and economic policies as set out within the Plan.

The key delivery partners in this respect will be the statutory bodies (the Environment Agency, Natural England and English Heritage) in conjunction with mineral and waste operators and other interested bodies.

The Implementation and Monitoring Plan is intended to deliver the aims of the Minerals and Waste Local Plan. The following table shows the links between the implementation and monitoring of the Minerals and Waste Plan policies. The terms used in the header of the table shown below are:

- **Policy:** This is the Policy number and name in the Plan;
- **SA Objective:** This states which SA objective the Policy relates to.
- **Plan Objective:** This states which Plan Objective the Policy relates to.
- **Indicator:** Proposed outcome (or limitation) - this is the intended outcome of the Policy
- **Target:** Proposed target to illustrate whether the policies are operating as intended.
- **Monitoring trigger (threshold) for policy review:** Proposed threshold, where applicable, which if breached a review of the policy/plan may be required, depending on the circumstances.

5 Monitoring Framework

Policy	SA Objective	Plan Objective	Indicator	Target	Trigger
Policy 1: Sustainable Development	1 - 14	M2, M5, A5	Mineral and waste applications granted contrary to national policy and guidance. Minerals and waste applications determined within nationally set time periods.	No application granted planning permission contrary to national policy and guidance. 100% within the target / agreed timescale	
Policy 2: Landbank / Need	11	M4	Tonnage of material available through permitted reserves Tonnage of material allocated for sand and gravel extraction (but without permission) Number of planning applications for extraction of minerals in Preferred Areas	Maintain at least 7 years supply of sand and gravel through permissions, acknowledging that the Council has no control over whether acceptable applications will come forward. All decisions in line with the policy / years of need / No appeals allowed	Permitted reserves and reserves available through site allocations equivalent to less than seven years of need based on the need calculations in the latest LAA
Policy 3: Self-sufficiency in Waste Management	9, 10 11	M7, W1, W2, W3, W4	Adequacy of waste management capacity to meet net self-sufficiency	Retention of adequate sites to maintain net self-sufficiency of waste management facilities	Permitted waste management capacity in WestBerkshire being below

Monitoring Framework 5

Policy	SA Objective	Plan Objective	Indicator	Target	Trigger
					the volume of waste arisings such that net self-sufficiency can no longer be achieved.
Policy 4: Location of Development - Construction Aggregates	6, 11, 12, 13, 14	M1, M5	Percentage of relevant planning applications approved in accordance with Policy	100% of applications determined in accordance with Policy No appeals allowed	
Policy 5: Location of Development - Waste Management	6, 9, 12, 13	W1, W6	Percentage of relevant planning applications determined in accordance with Policy	100% of applications determined in accordance with Policy No appeals allowed	
Policy 6: Location of Development - Landfilling	9	W2, W3, W4	Percentage of relevant planning applications determined in accordance with Policy	100% of applications determined in accordance with Policy No appeals allowed	

5 Monitoring Framework

Policy	SA Objective	Plan Objective	Indicator	Target	Trigger
Policy 7: Borrow Pits	10, 11	M1, M2	Percentage of relevant planning applications determined in accordance with policy	100% of applications determined in accordance with Policy. No appeals allowed	
Policy 8: Safeguarding - Minerals	11	M6	Decisions resulting in non-mineral development permitted in mineral safeguarding areas within West Berkshire Area of Mineral Safeguarding Area Identify trends	No loss of mineral safeguarded sites/infrastructure to non-mineral development. No appeals allowed	
Policy 9: Safeguarding - Waste	9	W6	Decisions resulting in non-waste management uses permitted in waste safeguarding areas. Identify trends	No net loss of waste safeguarded sites/infrastructure to non-waste development No appeals allowed	Permitted waste management capacity below the volume of waste arisings, such that net self-sufficiency can no longer be achieved.
Policy 10: Chalk and Clay	11	M1, M2	Number of applications associated with chalk and clay extraction	100% of applications determined in accordance with Policy. No appeals allowed	

Monitoring Framework 5

Policy	SA Objective	Plan Objective	Indicator	Target	Trigger
Policy 11: Energy Minerals	11	M1, M2	Percentage of relevant planning applications determined in accordance with Policy. Number of applications associated with the exploration, appraisal and development of oil, gas and unconventional hydrocarbons. Percentage of relevant planning applications determined in accordance with Policy	1100% of applications determined in accordance with Policy. No appeals allowed	
Policy 12: Specialist Waste Management Facilities	9, 10	W5, W4	Number of applications associated with specialist waste management facilities Percentage of relevant planning applications determined in accordance with Policy	100% of applications determined in accordance with Policy. No appeals allowed	
Policy 13: Radioactive Waste Treatment and Storage at AWE	9	W4	Number of applications associated with storage and/or management of radioactive waste in the licensed area Percentage of relevant planning applications determined in accordance with Policy	100% of applications determined in accordance with Policy. No appeals allowed	

5 Monitoring Framework

Policy	SA Objective	Plan Objective	Indicator	Target	Trigger
Policy 14: Reworking old Landfill Sites	9	M7	Number of applications associated with reworking old landfill sites Percentage of relevant planning applications determined in accordance with Policy	100% of applications determined in accordance with Policy. No appeals allowed	
Policy 15: Permanent Aggregate Infrastructure	10, 11, 12	M1, M4	Percentage of relevant planning applications determined in accordance with Policy	100% of applications determined in accordance with Policy. No appeals allowed	
Policy 16: Temporary Infrastructure	8, 9, 10, 13	M1, M7, W3	Percentage of relevant planning applications determined in accordance with Policy	100% of applications determined in accordance with Policy. No appeals allowed	
Policy 17: Restoration and After use	4, 6, 12	M8	Percentage of relevant planning applications determined in accordance with Policy	All applications approved providing satisfactory restoration and after-use proposals. All sites restored within the permitted timetable	
Policy 18: Landscape	6	M2, M5, W8	Percentage of relevant planning applications determined in accordance with Policy	Minimise permissions granted contrary to landscape advice	

Monitoring Framework 5

Policy	SA Objective	Plan Objective	Indicator	Target	Trigger
Policy 19: Protected Landscapes	6	M2, M5, W8	Percentage of relevant planning applications determined in accordance with Policy	Minimise permissions granted contrary to landscape advice / Natural England (where the objection is landscape-based) within designated landscape areas	
Policy 20: Biodiversity & Geodiversity	1	M2, M5, M8, W8	Percentage of relevant planning applications determined in accordance with Policy Changes in areas of biodiversity importance Improved local biodiversity – active management of local sites	Minimise permissions granted contrary to ecology advice / Natural England (where the objection is biodiversity-based) Assess trends Assess trends (restoration strategies include details of biodiversity improvements/monitoring)	
Policy 21: Agricultural Land	4	M5, M8	Percentage of relevant planning applications determined in accordance with Policy Net loss of best and most versatile agricultural land as a result of minerals and waste development	Minimise loss of best and most versatile agricultural land as a result of minerals and waste development	

5 Monitoring Framework

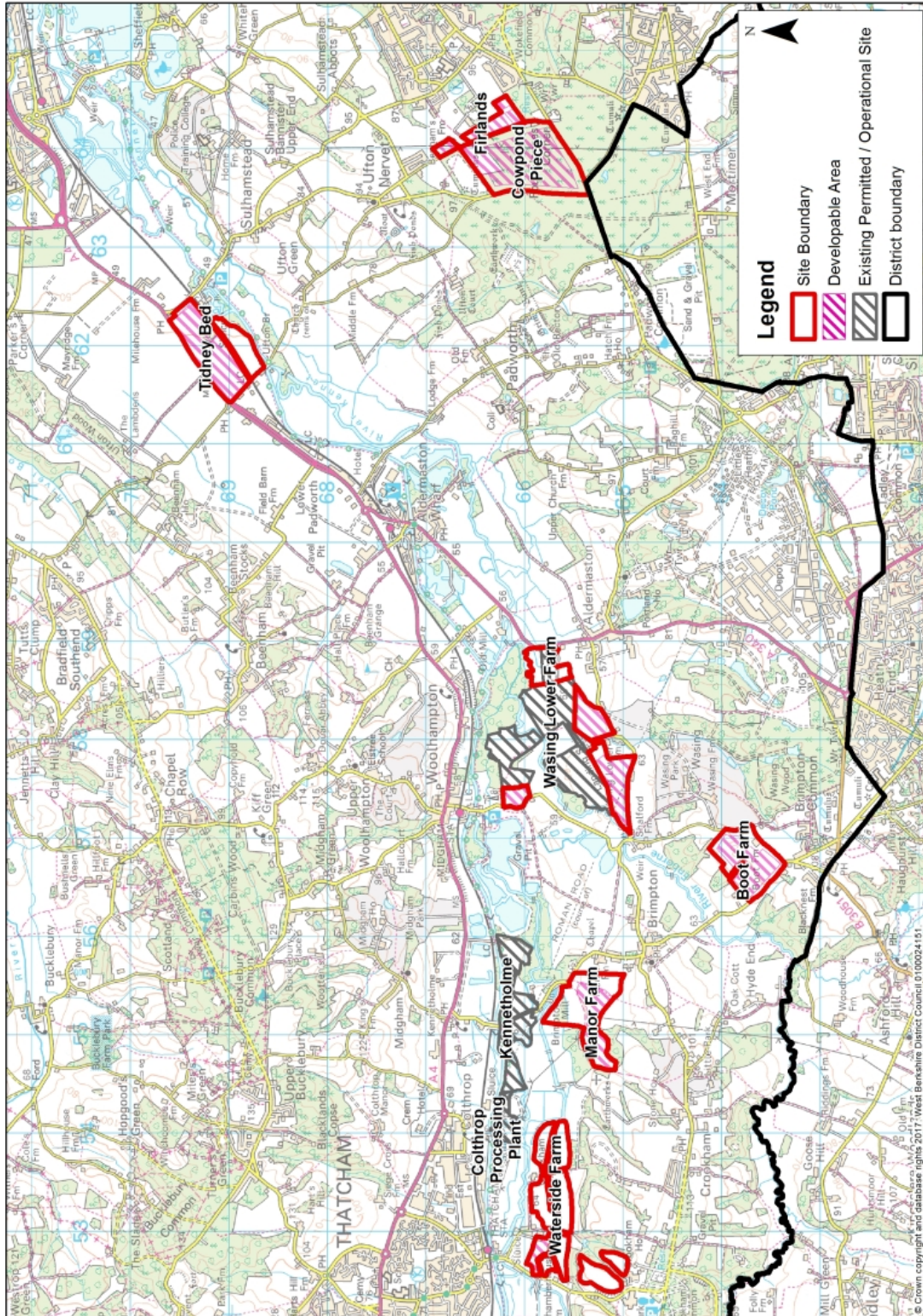
Policy	SA Objective	Plan Objective	Indicator	Target	Trigger
Policy 22: Transport	10, 13	M2, W5	Percentage of relevant planning applications determined in accordance with Policy	Minimise permissions granted contrary to local highways authority advice Minimise negative highway impact	
Policy 23: Rights of Way	12	M2, M5	Percentage of relevant planning applications determined in accordance with Policy	Minimise permissions granted contrary to rights of way advice Minimise negative impact on rights of way	
Policy 24: Flooding	3	M2, M3, W9	Percentage of relevant planning applications determined in accordance with Policy Record net benefits in terms of flood risk mitigation relating to specific developments	Minimise permissions granted contrary to flooding advice Reduce flood risk	
Policy 25: Climate Change	2, 8	W5	Percentage of relevant planning applications determined in accordance with Policy Record net benefits in terms of how the impacts on climate change will be minimised relating to specific developments		

Monitoring Framework 5

Policy	SA Objective	Plan Objective	Indicator	Target	Trigger
Policy 26: Public Health, Environment and Amenity	2, 7, 12, 13	M2, W7	Percentage of relevant planning applications determined in accordance with Policy Record net benefits in terms of how impacts on public health, the environment and amenity will be minimised relating to specific developments	Minimise permissions granted contrary to Environment Agency (EA) and Environmental Health Officer (EHO) advice	
Policy 27: Historic Environment	5	M2, M5, W8	Percentage of relevant planning applications determined in accordance with Policy Record details of how impacts on historic environment and heritage assets will be minimised.	Minimise permissions granted contrary to Historic England / Conservation officer advice	
Policy 28: Design	6	M2, W7, W8	Percentage of relevant planning applications determined in accordance with Policy	Planning permissions are of satisfactory design in view of the minerals and waste planning authority.	
Policy 29: Cumulative Impacts	6, 7, 12, 13	M2, M5, W7, W8	Percentage of relevant planning applications determined in accordance with Policy	Planning permissions are satisfactory when considering all relevant cumulative factors in view of the minerals and waste planning authority.	

1 Site Allocations

Appendix 1 Site Allocations



Proposed Allocated sites

1.1 Boot Farm

Boot Farm, Brimpton Common (MW004)

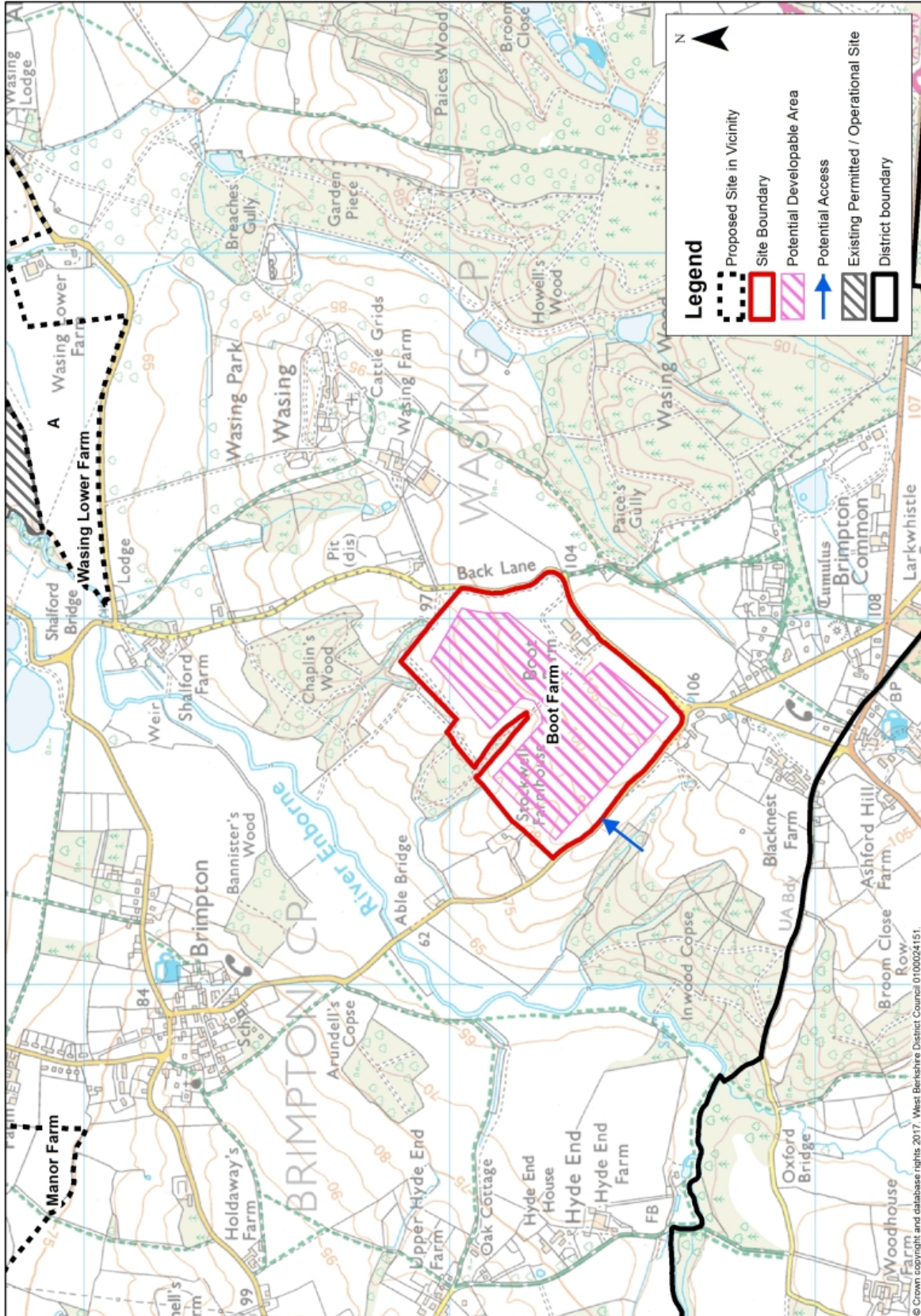
Parish:	Brimpton
Extraction Proposal:	Extraction of sand and gravel.
Restoration Proposal:	Lower level agriculture with biodiversity enhancements to compliment the nearby SSSIs.
Extraction Volume:	Approx. 700,000 tonnes
Timing / Phasing:	10 - 12 year programme of works. Starting within 5 years
Existing land use	Agriculture

Access to the site onto Brimpton Lane. Haulage routes are likely to require traffic to travel south from the site to the A340.

The proximity of the site to two SSSIs means that consideration of the hydrological and biodiversity impacts of the development will be required.

Buffers and landscaping will be required to all site boundaries, with a sufficient landscape buffer to Boot Farm itself and other nearby properties.

1 Site Allocations



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1.2 Cowpond Piece

Cowpond Piece, Ufton Nervet (MW007)

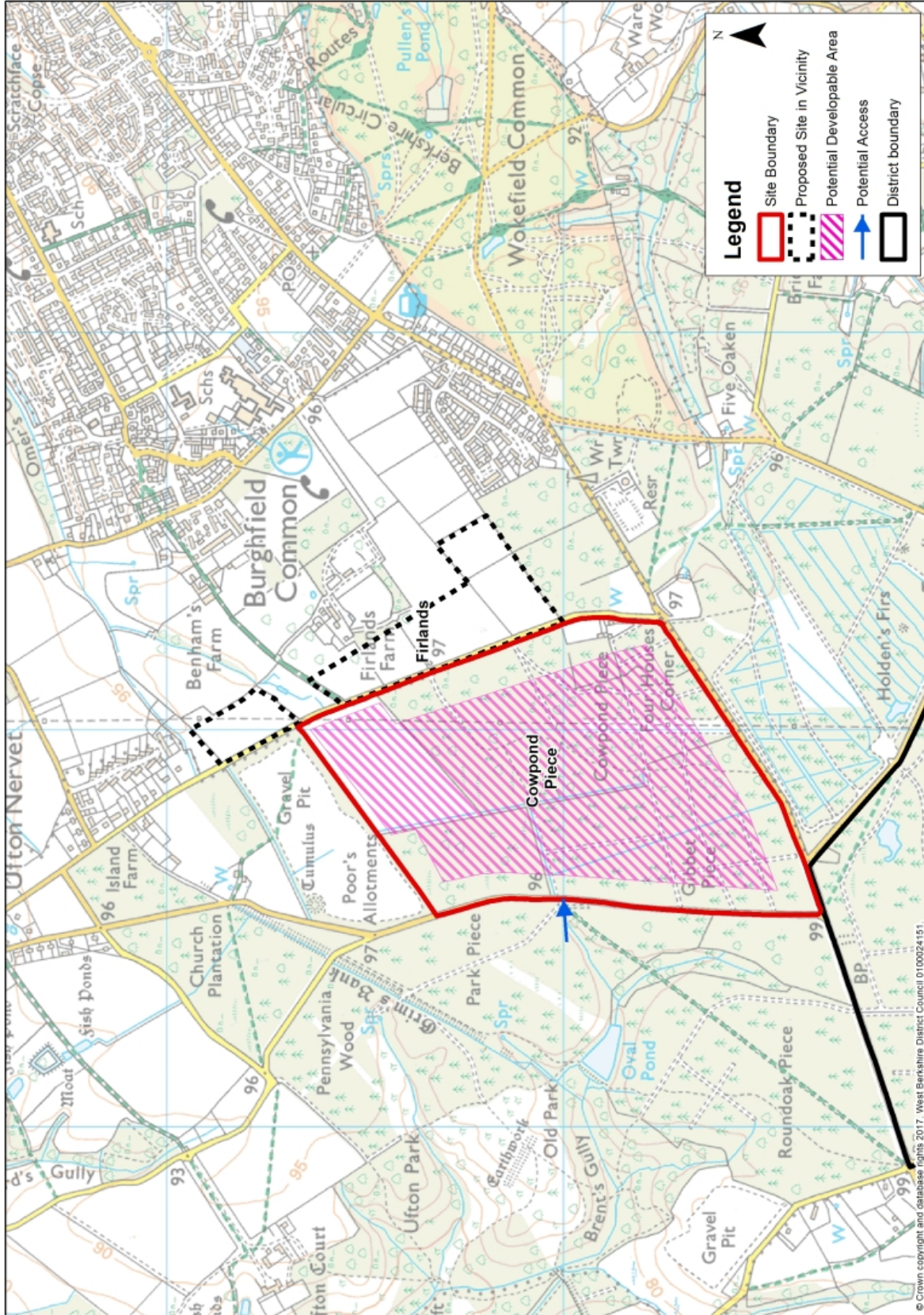
Parish:	Ufton Nervet
Extraction Proposal:	Extraction of sand and gravel.
Restoration Proposal:	Lower level forestry (existing use)
Extraction Volume:	Up to 1m tonnes
Timing / Phasing:	10 year programme of works. Starting within 11 - 15 years.
Existing land use	Commercial Forestry

Access to the site onto Camp Road.

Additional landscape and ecology work will be required to determine the total area of the site suitable for development. Buffers and landscaping will be required to all site boundaries.

The cumulative impact with the adjacent site at Firlands (MW008) will need to be considered, including phasing of the sites to minimise the impacts on the local community and the highway network.

1 Site Allocations



1.3 Firlands

Firlands, Burghfield Common (MW008)

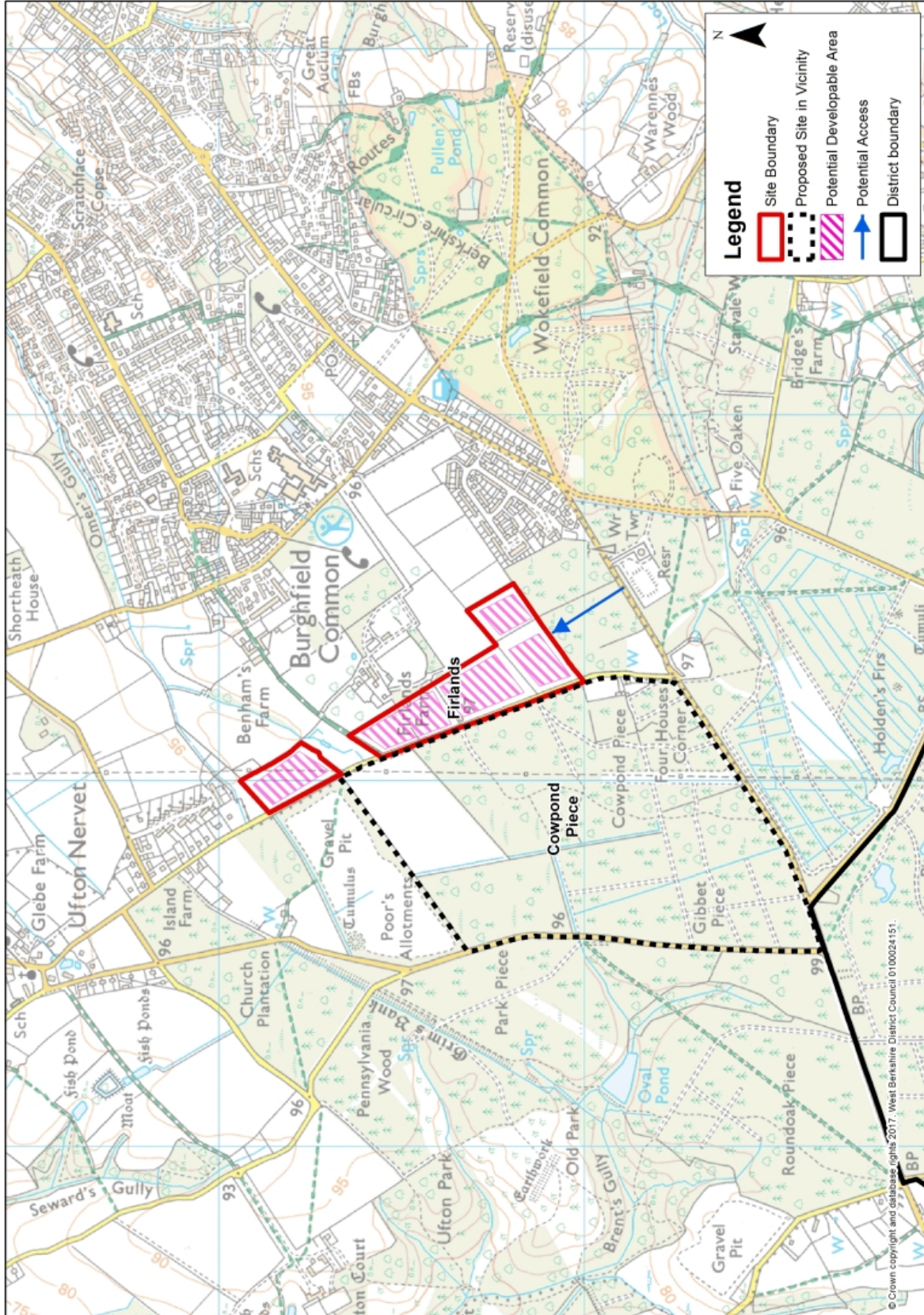
Parish:	Sulhamstead
Extraction Proposal:	Extraction of sand and gravel.
Restoration Proposal:	Restoration to existing levels using inert infill
Extraction Volume:	Approx. 500,000 tonnes
Timing / Phasing:	6 - 7 year programme of works. Starting within 5 - 10 years
Existing land use	Agriculture

Access to the site onto Padworth Road.

Consideration of impact on local amenity would be required given proximity to Ufton Nervet and Burghfield Common.

The cumulative impact with the adjacent site at Cowpond Piece (MW007) will need to be considered, including phasing of the sites to minimise the impacts on the local community and the highway network.

1 Site Allocations



1.4 Manor Farm

Manor Farm, Brimpton (MW013)

Parish:	Brimpton
Extraction Proposal:	Extraction of sand and gravel
Restoration Proposal:	Restoration to lower level agriculture with biodiversity enhancements to compliment the River Kennet SSSI and flood mitigation measures
Extraction Volume:	Approx. 600,000 tonnes
Timing / Phasing:	6 year programme of works. Starting within 5 years.
Existing land use	Agriculture

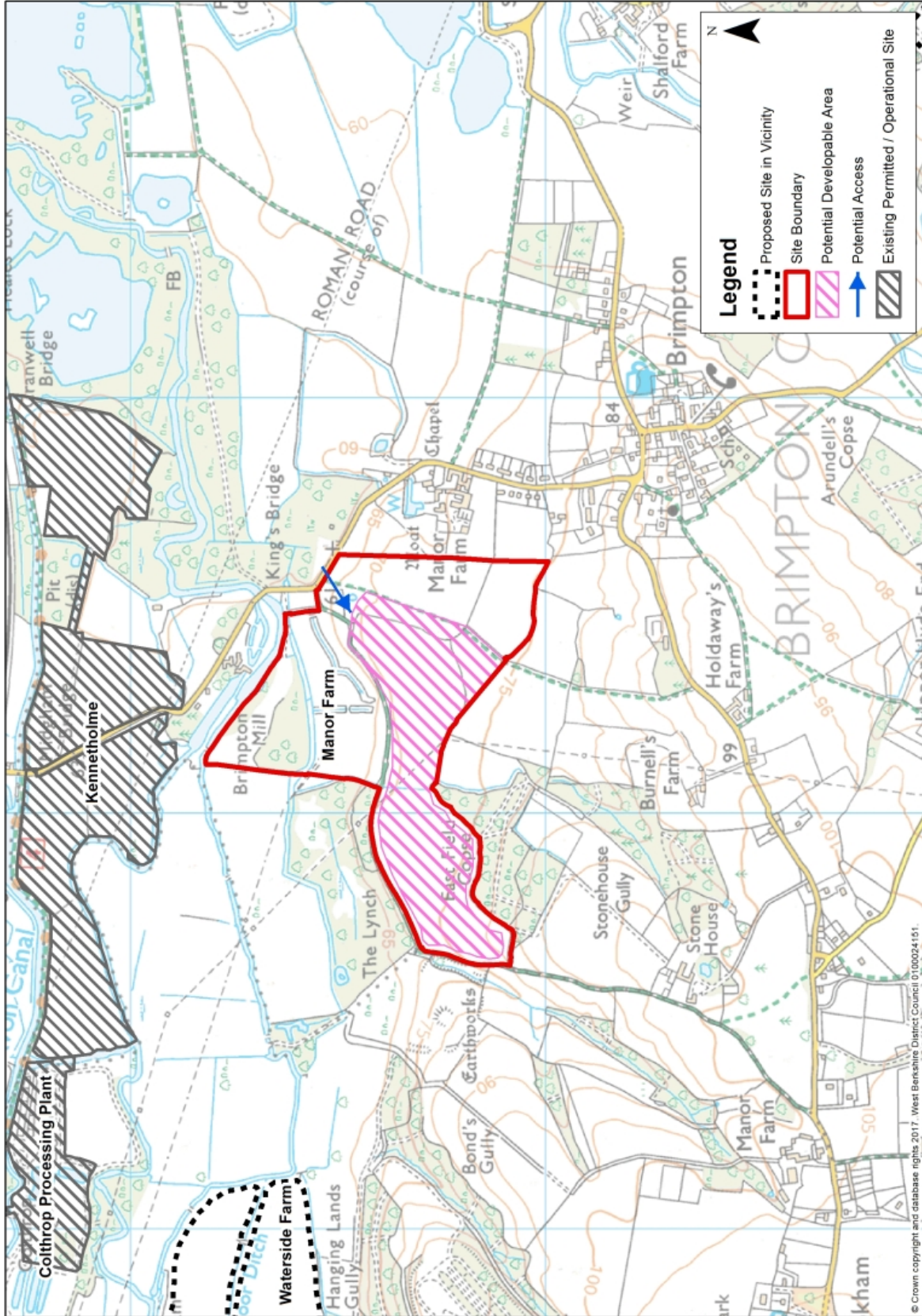
Access to the site onto Brimpton Road and the A4.

Consideration of the proximity of the site to the River Kennet SSSI will be required. A Hydrological assessment and mitigation measures will be required.

Rights of way crossing the site will need to be retained or diverted throughout the lifetime of the site and restored following completion of the works on site.

Landscape mitigation measures would be required, including exclusion of the most sensitive part of the site from the developable area.

1 Site Allocations



Manor Farm

1.5 Tidney Bed

Tidney Bed, Ufton Nervet (MW015)

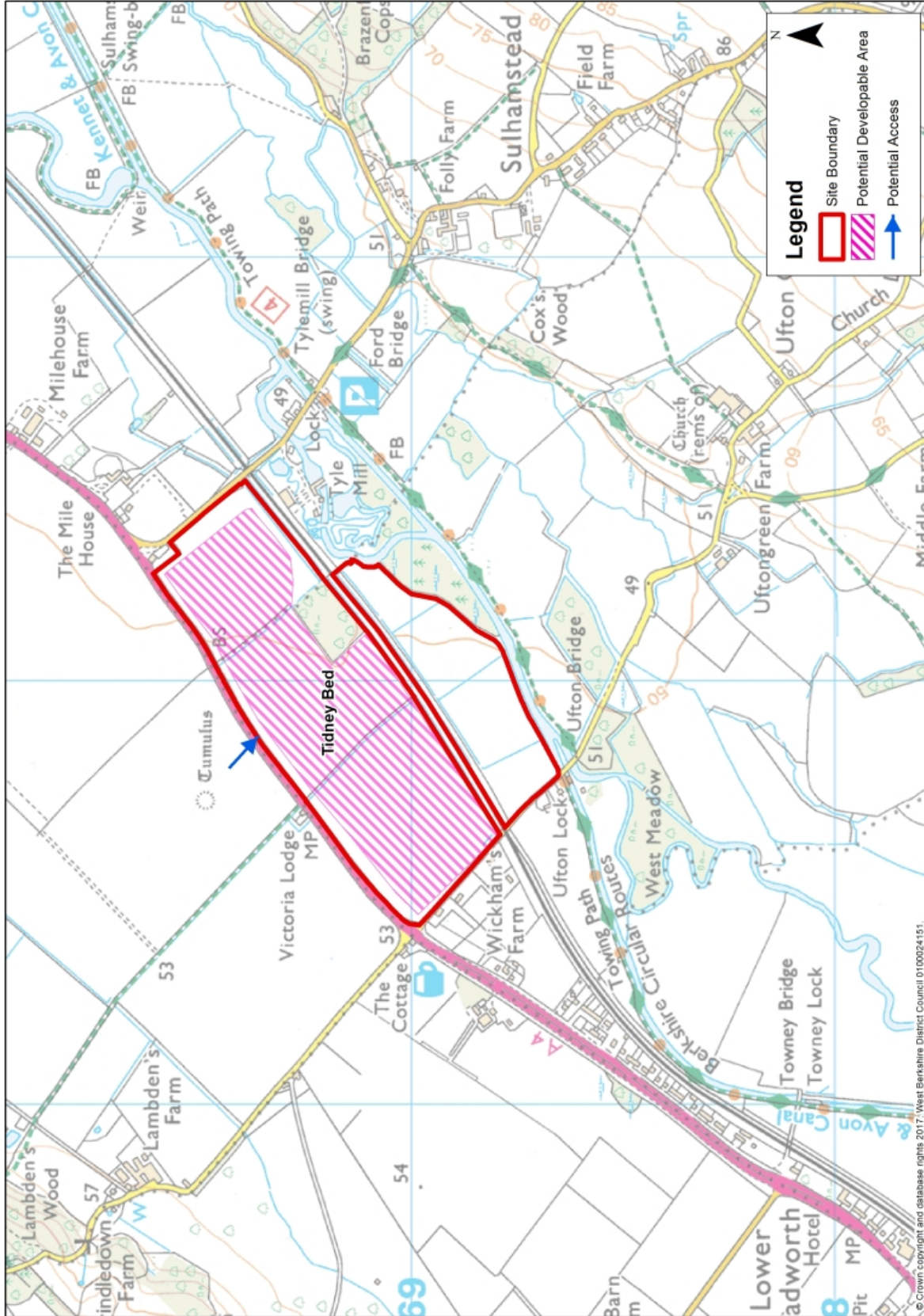
Parish:	Ufton Nervet
Extraction Proposal:	Extraction of sand and gravel
Restoration Proposal:	Restoration to agriculture using inert infill materials with biodiversity and flood mitigation enhancements.
Extraction Volume:	Approx. 1m tonnes
Timing / Phasing:	15 year programme of works. Starting within 11 - 15 years.
Existing land use	Agriculture

Access to the site onto A4 Bath Road

Consideration of the impact on the A4 will be required to ensure safe and adequate access for HGVs onto the A4.

Landscape mitigation measures would be required, including exclusion of the most sensitive part of the site from the developable area.

1 Site Allocations



Tidney Bed

1.6 Wasing Lower Farm

Wasing Lower Farm, Aldermaston (MW012)

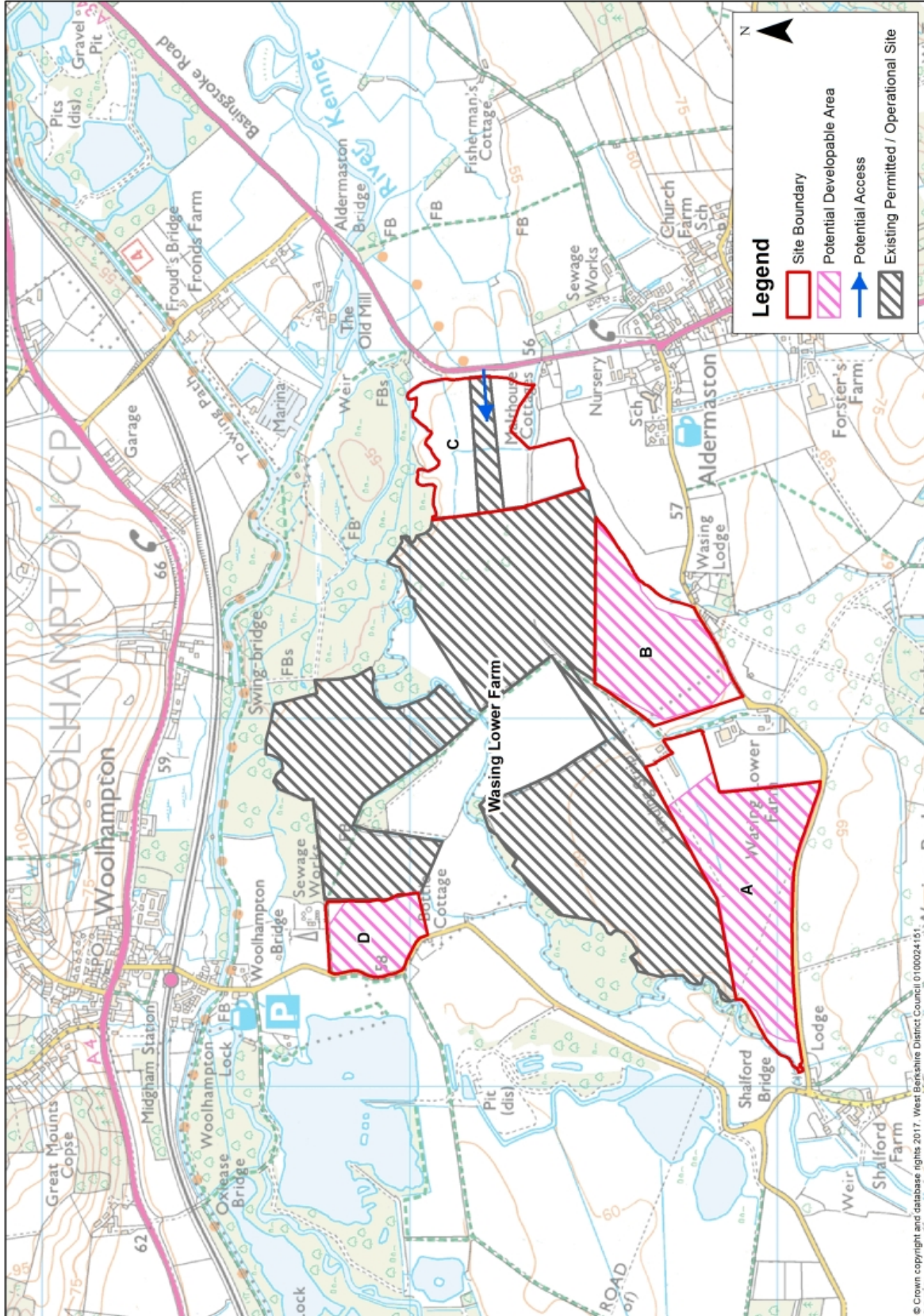
Parish:	Wasing, Aldermaston and Woolhampton
Extraction Proposal:	Extension of the permitted Wasing Lower Farm Quarry for further extraction of sand and gravel (Areas A, B and D).
Restoration Proposal:	Restoration to agriculture using inert infill materials with biodiversity enhancements to complement the SSSI.
Extraction Volume:	Approx. 750,000 tonnes
Timing / Phasing:	5 year programme of works. Starting within 11 - 15 years, following completion of the permitted Wasing Lower Farm site.
Existing land use	Agriculture

Access to the site onto the A340 using the existing site entrance.

Landscape mitigation measures would be required, including exclusion of the most sensitive part of the site (area C) from the developable area.

The right of way running adjacent to area D would need to be retained or diverted for the duration of the works and restored following completion of the works.

1 Site Allocations



Wasing Lower Farm

1.7 Waterside Farm

Waterside Farm, Thatcham (MW016)

Parish:	Thatcham
Extraction Proposal:	Extraction of sand and gravel
Restoration Proposal:	Restoration to agriculture with biodiversity enhancements to compliment the SSSI and reduce flood risk
Extraction Volume:	Approx. 200,000 tonnes
Timing / Phasing:	5 year programme of works. Starting within 5 years.
Existing land use	Agriculture

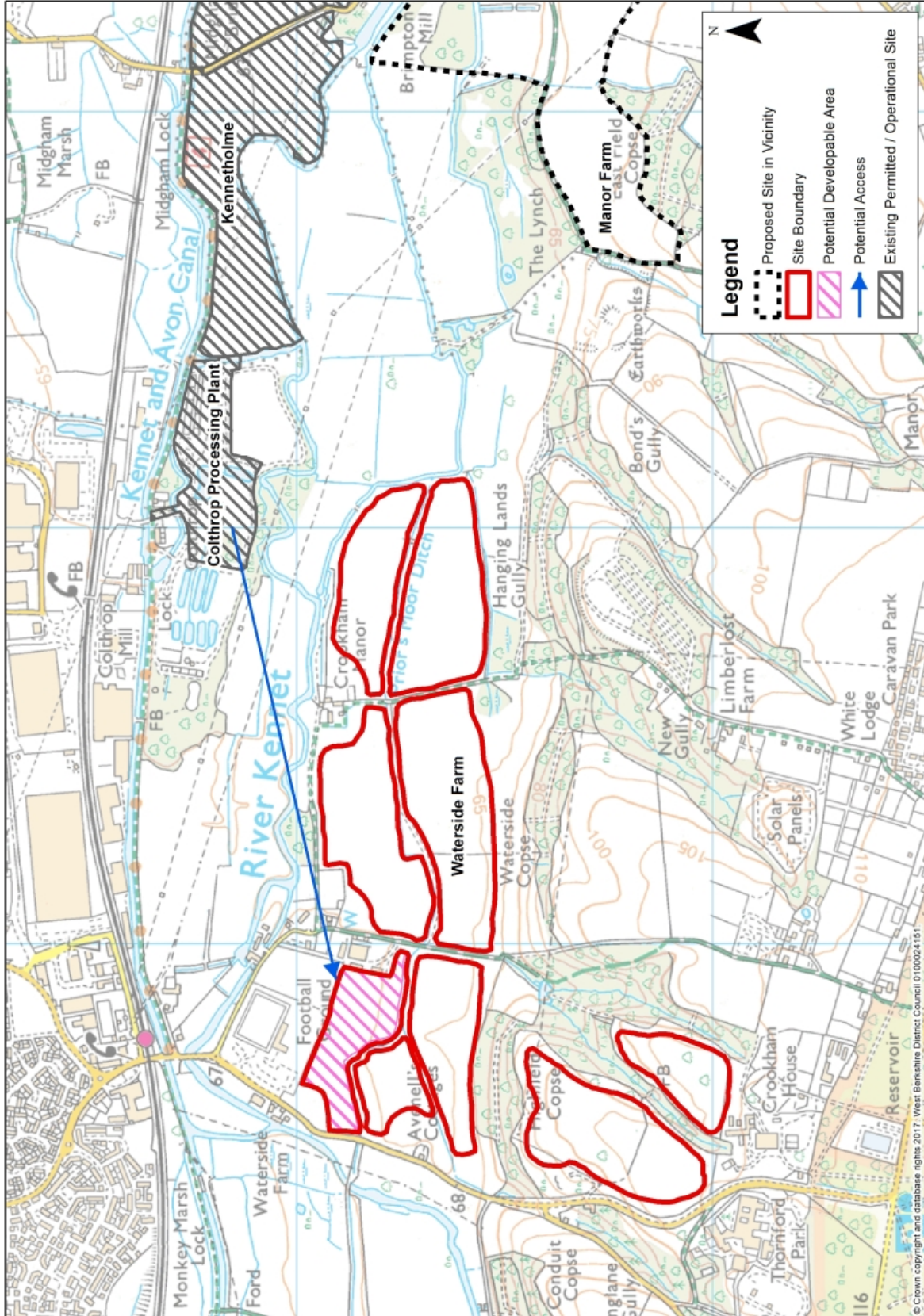
Access to the site will be via the Colthrop Processing Plant the north.

Landscape mitigation measures would be required, including exclusion of the most sensitive part of the site from the developable area. Further more detailed Landscape and Visual Impact Assessment work may demonstrate that more of the site is suitable for development.

Consideration of the proximity of the site to the River Kennet SSSI will be required. A Hydrological assessment and mitigation measures will be required.

The right of way running through the site would need to be retained or diverted for the duration of the works and restored following completion of the works.

1 Site Allocations



Waterside Farm

Safeguarded Sites 2

Appendix 2 Safeguarded Sites

Safeguarded Sites

2.1 The details of the sites safeguarded by policies 8 and 9 are set out below. The details are correct as of March 2017, and the list of safeguarded sites will be kept up to date by the AMR.

Mineral Safeguarded Sites

Existing Permitted Sites

No.	Site Name	Address	Notes
1	Craven Keep	Park Lane, Hamstead Marshall	Inactive (planning permission implemented)
2	Harts Hill Quarry	Harts Hill Road, Upper Bucklebury	
3	Kennetholme	Brimpton Road, Midgham	
4	Moore's Farm	Pingewood	
5	Wasing Lower Farm	Wasing, Aldermaston	Inactive (planning permission implemented)

Proposed Allocated Sites

No.	Site	Address
6	Boot Farm	Brimpton Road, Brimpton Common
7	Cowpond Piece	Off Island Farm Road, Ufton Nervet
8	Firlands	Hollybush Lane, Burghfield Common
9	Manor Farm	Brimpton
10	Tidney Bed	Bath Road, Sulhamstead / Ufton Nervet
11	Wasing Lower Farm (Extension)	Wasing, Aldermaston
12	Waterside Farm	Crookham Hill, Thatcham

Railhead Sites

No.	Site	Address
13	Wigmore Lane (Hanson)	Wigmore Lane, Theale
14	Wigmore Lane (Hope)	Wigmore Lane, Theale

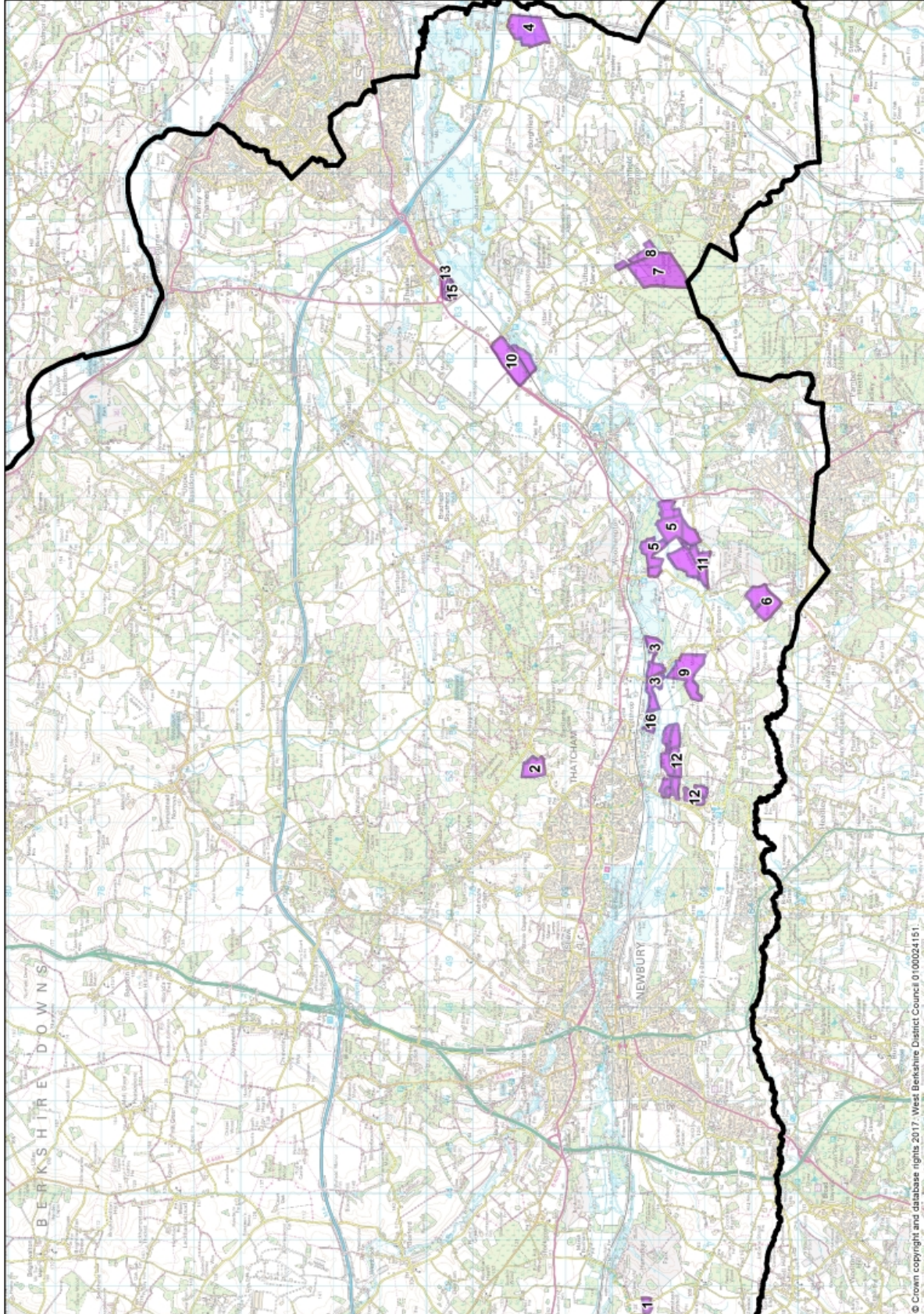
2 Safeguarded Sites

No.	Site	Address
15	Wigmore Lane (Aggregate Industries / United Asphalt)	Wigmore Lane, Theale

Minerals Infrastructure Sites

	Site	Address
16	Colthrop Mineral Processing Plant	Colthrop Industrial Estate, Colthrop Lane, Thatcham
	Concrete Batching Plants	<ul style="list-style-type: none"> • Enterprise Way, Thatcham • Boundary Road, Newbury • Grange Lane, Beenham • Bone Lane, Newbury • Youngs Industrial Estate, Aldermaston • Hambridge Lane, Newbury • Berrys Lane, Burghfield • Wigmore Lane, Theale • Colthrop Mineral Processing Plant, Thatcham <p><i>Not shown on map</i></p>

Safeguarded Sites 2



Safeguarded Mineral Infrastructure

2 Safeguarded Sites

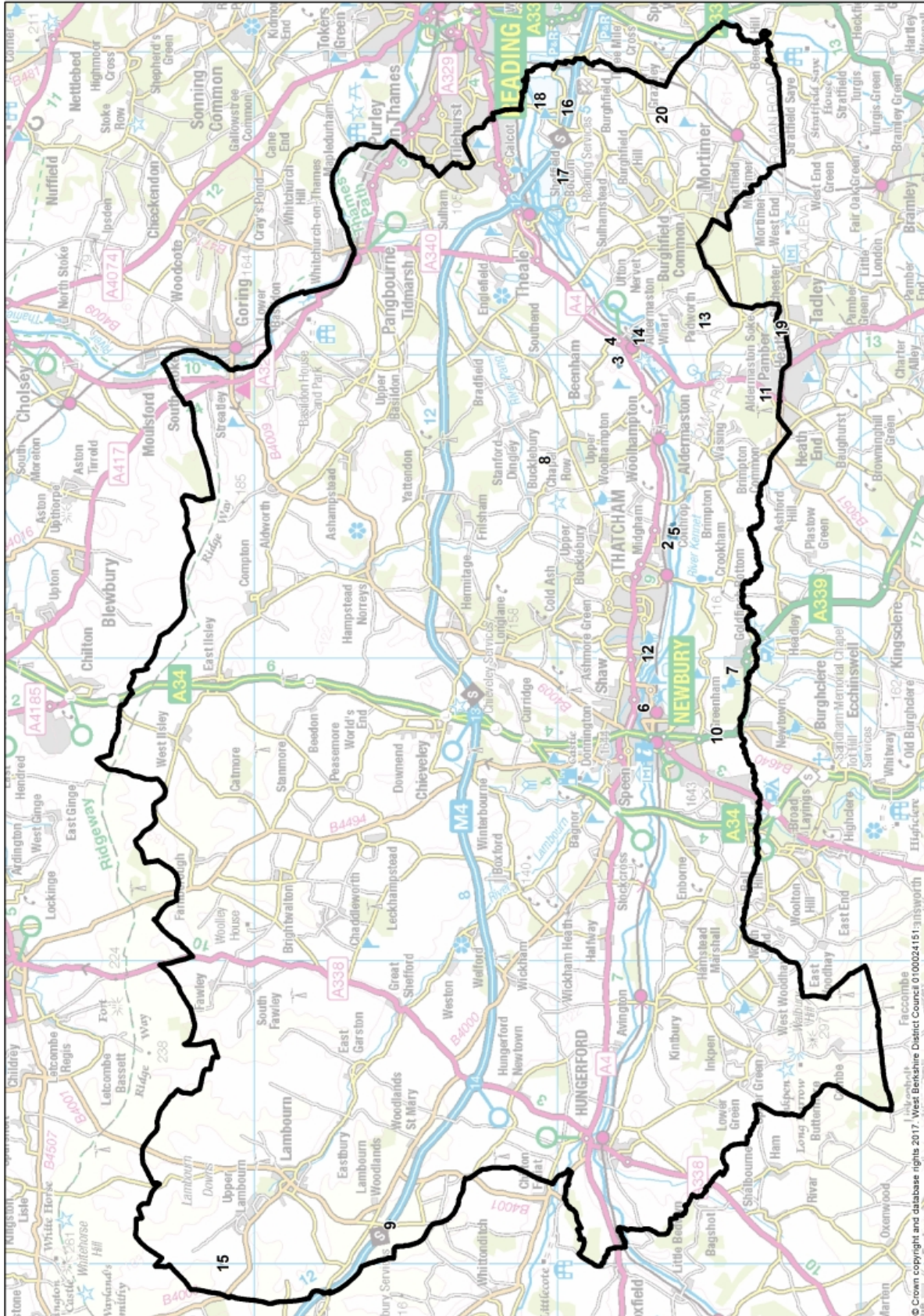
Waste Safeguarded Sites**Existing Waste Sites**

No.	Site	Address	Use
1	A4 Breakers	Sevenacre Copse, Grange Lane, Beenham, RG7 5PT	Metal Recycling
2	Avon Site, Colthrop	Colthrop Business Park, Colthrop Lane, Thatcham	Materials Recycling Facility
3	Beenham Industrial Estate (Composting)	Grange Lane, Beenham, RG7 5PY	Composting Facility
4	Beenham Industrial Estate (Materials Recycling)	Grange Lane, Beenham, RG7 5PY	Materials Recycling Facility
5	Colthrop Aggregate Processing Facility	Colthrop Industrial Estate, Colthrop Lane, Thatcham, RG19 4NT	Recycled aggregate
6	Computer Salvage Specialists	5 Abex Road, Newbury, RG14 5EY	WEEE
7	Greenham Business Park Biomass Gasification Plant	Buckner-Croke Way, Greenham Business Park,, Greenham, RG19 6HW	Biomass Gasification Plant
8	Hillfoot Farm	Hillfoot, Chapel Row, RG7 6PG	Combined Heat and Power (CHP) Plant
9	Membury Airfield	Rambury Road, Lambourn, RG17 7TY	Waste solvent disposal, disposal and recovery of oils and minerals
10	Newtown Road Household Waste Recycling Centre	Newtown Road, Newbury, RG20 9BB	Household Waste Recycling Centre
11	Old Stocks Farm Waste	Paices Hill, Aldermaston, RG7 4PG	Waste, Recycling and Transfer Facility
12	Newbury Sewage Treatment Works	Lower Way, Thatcham, RG19 3TL	Sewage Treatment Works
13	Padworth Breakers	Wrays Farm, Rag Hill, Aldermaston, RG7 4NY	Metal Recycling
14	Padworth Integrated Waste Management Facility	Padworth Lane, Lower Padworth, Reading, RG7 4JF	Integrated Waste Management Facility

Safeguarded Sites 2

No.	Site	Address	Use
15	Park Farm	Upper Lambourn, Hungerford, RG17 8RD	Composting of equine waste
16	Reading Quarry	Berrys Lane, Burghfield.	Construction & Demolition Recycling
17	Theale Quarry	Deans Copse Road, Theale	Waste, Recycling and Transfer Facility
18	Weirside	Burghfield Bridge, Reading, RG30 3XN	Materials Recovery Facility
19	Whitehouse Farm	Silchester Road, Tadley, RG26 2PZ	Waste, Recycling and Transfer Facility
20	Woodside Recycling	Woodside Farm, Goodboys Lane, Reading, RG7 1ND	Paper Waste Transfer Station

2 Safeguarded Sites



backCover

SA/SEA Environmental Report for the Minerals and Waste Local Plan

1 Introduction

West Berkshire Council has prepared a Preferred Options Minerals and Waste Local Plan.

This report constitutes the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA) for the Preferred Options Minerals and Waste Local Plan.

The main aim of the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of a new Local Plan. This document incorporates the requirements of a SEA for the Local Plan as required by the Planning and Compulsory Purchase Act 2004 and the European Directive on SEA (2001).

The Development Plan for West Berkshire

The Minerals and Waste Local Plan, when adopted will replace the existing saved minerals and waste planning policies as set out in the Replacement Minerals Local Plan for Berkshire (incorporating alterations, 2001) and the Waste Local Plan for Berkshire (1998).

The Minerals and Waste Local Plan will cover the period to 2036, setting out new policies to manage mineral and waste development in West Berkshire.

While a non-statutory stage of plan making the Council consider “Preferred Options” to be an important part of the plan making process. This stage allows members of the public to have a say in the policies and sites proposed to be carried forward into the Local Plan.

Two informal consultations have already taken place giving members of the public and stakeholders the opportunity to have a say very early in the plan making process and guide the direction of the Local Plan to ensure it covers minerals and waste issues specifically relevant in West Berkshire.

- Issues and Options, including a “Call for Sites” (early 2014)
- Sites consultation on all sites submitted as part of the “call for sites” (Summer 2016)

2 The Appraisal Methodology

What is the SA/SEA? Why does it need to be done?

The purpose of Sustainability Appraisal (SA) is to ensure that sustainability issues are considered during the preparation of plans. The SA is an iterative process which identifies the likely effects of options and subsequently the effect of the Preferred Options Minerals and Waste Local Plan, and the extent to which these options and the Local Plan help to achieve economic, environmental and social objectives.

Sustainability Appraisal/Strategic Environmental Assessment Minerals and Waste Local Plan Preferred Options (March 2017)

The SA must also incorporate the requirements of the European Directive 2001/42/EC on the ‘assessment of the effects of certain plans and programmes on the environment’¹. This is commonly referred to as the Strategic Environmental Assessment or ‘SEA’ Directive. This was transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations 2004 (the SEA Regulations). Under these requirements, plans that set out the framework for future development consent of projects must be subject to an environmental assessment to determine if the plan, in this case the Minerals and Waste Local Plan, will have any significant effects on the environment. This context is reiterated in paragraph 165 of the National Planning Policy Framework (NPPF)².

“A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors”.

Further to the NPPF, the Planning and Compulsory Purchase Act 2004³ requires an SA and SEA to be carried out for Local Plans. Both of these requirements can be carried out in one appraisal process. In order to avoid any confusion, the reference to SA throughout this document will refer to both the SA and the SEA.

Stages to the SA/SEA

The SA is made up of a series of stages (A to E) which are detailed in the table below.

Stage A	Setting the context and objectives, establishing the baseline and deciding the scope
Stage B	Developing and refining the options
Stage C	Appraising the effects of the plan
Stage D	Consultation
Stage E	Monitoring the significant effects of implementing the plan

This report accompanies the Preferred Options version of the Minerals and Waste Local Plan and contains the following:

- An outline of the contents, the methodology and description of the SA/SEA process and the specific SA/SEA tasks undertaken
- A review of other plans and programmes and their relationship to West Berkshire (Appendix 1)
- A description of the environmental and sustainability context (known as the baseline information) (Appendix 2)

¹ European Parliament. (2001) “The Assessment of the Effects of Certain Plans and Programmes on the Environment”, Directive 2001/42/EC of the European Parliament, Luxembourg, 2001 http://europa.eu/legislation_summaries/environment/general_provisions/l28036_en.htm

² National Planning Policy Framework: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

³ Planning and Compulsory Purchase Act 2004: <http://www.legislation.gov.uk/ukpga/2004/5/contents>

- A summary of key sustainability issues
- The SA/SEA Framework which sets out the SA/SEA objectives for assessing the Minerals and Waste Local Plan
- A review of the options considered and the preferred options selected

Consultation

Public involvement through consultation is a key element of the SA. During the development of the SA there are several stages of consultation, both formal and informal.

Consultation on the SA Scoping Report took place in September 2013 for five weeks. The Council's response to the comments made on the scoping report are included in appendix 3.

The Issues and Options consultation in January/February 2014 set out the issues the Council believed were the key issues facing minerals and waste development in West Berkshire and invited comments and further issues to be raised. This consultation also formed the Regulation 18 consultation on the scope of the plan. A summary report following the consultation takes into account all the comments made and sets out a council response. Comments have formed the basis of the topics and issues considered in the Preferred Options Local Plan.

In July/August 2016 a further period of consultation was carried out on all the sites submitted to the Council as part of the "Call for Sites" in early 2014. This allowed members of the public and stakeholders to comment on the potential sites at a very early stage. Comments made during this consultation have been summarised and a council response written and all comments made will be taken into account through the site selection process.

Difficulties encountered in compiling information or carrying out the assessment

The collection of baseline information identified issues relating to accuracy of data, format of data and whether the research was up to date. This can cause limitations with the identification of issues (in the scoping stage) and monitoring of the SA objectives. Where there are gaps in the baseline data this has been identified and therefore, pose a degree of difficulty in forecasting effects.

The appraisal of policies is not always a straightforward process, particularly with it being an iterative process, and therefore there will be some degree of uncertainty in the predicted outcomes. Uncertainties can arise from scientific uncertainties, natural variability and lack of precision. A number of policy options were difficult to assess against the SA objectives and sub-objectives. This is particularly the case with topic specific policy options which may only have a significant impact on a small number of sub-objectives.

Where there is uncertainty this can be reduced through research and professional judgement, although there will still remain an element of uncertainty. Where necessary a precautionary approach has been taken in the SA. This is to make sure that where there are threats to the environment and a lack of scientific knowledge, action is taken.

3 Background to the SA Report

Requirement for the Sustainability Appraisal (SA)

The Planning and Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) to be carried out for all strategic planning documents. The SA and the SEA requirements can be carried out in one appraisal process. Throughout this document, reference to the SA refers to both the SA and the SEA process.

Under the Town and Country Planning (Local Development) England (Amendment) Regulations 2012 there is no formal requirement for a Preferred Options stage and the SA is now only required under Section 20 to be published for consultation when the proposed submission documents are published for consultation. Therefore, there is no formal requirement for an SA report to be published with a Preferred Options style consultation document. However, the Council see the Preferred Options as an important stage in the decision making process allowing members of the public, and stakeholders, early involvement in the development of the options for development. The SA/SEA forms an important part of the site selection process, and therefore, this report is being published alongside the Preferred Options Local Plan.

Stages of the SA

The sustainability appraisal is made up of a series of stages (Stages A to E).

Table 2 – Stages of the SA Report		
Local Plan Stage	SA/SEA Stage	
Pre-Production COMPLETE	A (Scoping)	Setting the context and objectives, establishing the baseline and deciding on the scope.
	A1	Identify other relevant policies, plans and programmes, and sustainability objectives
	A2	Collect baseline information
	A3	Identify sustainability issues and problems
	A4	Develop the SA framework
	A5	Consult on the scope of the SA
Production and Publication IN PROGRESS	B	Developing and refining options and assessing effects
	B1	Test the Local Plan objectives against the SA framework
	B2	Develop the Local Plan options
	B3	Predict the effects of the Local Plan
	B4	Evaluate the effects of the Local Plan
	B5	Consider mitigation measures and ways to maximise beneficial effects
	B6	Propose measures to monitor the significant effects or implementing the Local Plan
	C	Preparing the SA Report
D	Consulting on the draft Local Plan and SA Report	

	D1	Public participation on the draft Local Plan and SA Report
	D2 (i)	Appraise significant changes
Submission and Examination	D2 (ii)	Appraise significant changes resulting from representations
Adoption and Monitoring	D3	Make decisions and provide information
	E	Monitoring the significant effects of implementing the Local Plan
	E1	Finalise aims and methods for monitoring
	E2	Respond to adverse effects

The first stage (**Stage A**) is the production of the Scoping Report This is where the scope and overall level of detail of the SA is set out. The Scoping Report was published in September 2013 and went out to consultation with the statutory environmental bodies for 5 weeks. Consultation responses received as part of the Scoping Report consultation have been taken into account in the production of the Environmental Report.

The Scoping Report sets out the sustainability objectives and the proposed Local Plan objectives and these will then be used to assess the preferred options for the Local plan.

The next stage (**Stage B**) is the stage where the options are developed and refined and the effects of the options are assessed. This stage is an iterative process where the options are tested against the SA objectives to predict and evaluate the effects of options in the Local Plan. Mitigation measures are identified where necessary and recommendations to changes of the options are made and the revised options reassessed where necessary.

The findings of Stage B are pulled together to produce the SA report (**Stage C**).

Following the preferred options consultation any changes made will be reassessed and updated where appropriate.

Compliance with the SEA Directive / Regulations

The requirement to carry out a SA also incorporates the provision of the European Directive 2001/42/EC to include a SEA. The distinction between the two is that the SEA primarily focuses on environmental effects, whereas the SA expands this remit to incorporate economic and social sustainability. In line with the requirements of the European Directive, the SA report seeks to identify only **likely significant effects** of the Local Plan.

The table below shows the locations in this report which meet the Directive (referred in particular to Annex I which specifies the information required by Article 5(1)).

Table 3 Requirements of the SEA Directive	
Directive Requirement	Section of the report
a) An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes;	1, 4, Appendix 2
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	4, Appendix 1, Appendix 5
c) The environmental characteristics of areas likely to be significantly affected;	4, Appendix 1, Appendix 5
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	5, Appendix 1
e) The environmental protection objectives, established at International, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation;	5, Appendix 2, Appendix 5
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationships between the above factors ⁴ ;	5, Appendix 5
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	5, 3, Appendix 5
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	5, Appendix 5
i) A description of the measures envisaged concerning monitoring in accordance with Article 10;	7, Appendix 5
j) A non-technical summary of the information provided under the above headings	Non Technical Summary

4 Sustainability Objectives, Baseline and Context

Link to other policies, plans and programmes

The Council must take account of relationships between the Minerals and Waste Local Plan and other relevant policies, plans, programmes and sustainability objectives. This is in addition to the need to take into account environmental protection objectives established at international, European and national levels. All of these may influence the options to be considered in the preparation of the Local Plan. By reviewing these, relationship inconsistencies and constraints can be addressed and potential synergies can be exploited.

⁴ These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects.

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This list of relevant policy guidance, plans and strategies has been compiled. The key emerging objectives, targets and issues which have been considered for the SA objectives are summarised in appendix 1.

Screening exercise has been undertaken as part of the Habitats Regulations Assessment. Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora require an Appropriate Assessment of Development Plans and relates to European sites of nature conservation interest, including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

Key environmental, social and economic issues and opportunities

The Key environmental, social and economic issues for West Berkshire have been identified through a review of the baseline data collected (Appendix 2).

Table 4 Key sustainability issues	
Environmental	
Climatic factors	<p>The UK is likely to see more extreme weather events, including hotter and drier summers, flooding and rising sea-levels. One of the main challenges is to mitigate for the impacts of climate change for example through flood water storage or the provision of green infrastructure.</p> <p>Waste management, and mineral extraction/processing generate greenhouse gases and other air pollutants contributing to climate change.</p>
Biodiversity and Geodiversity	<p>There is a need to protect and enhance biodiversity, ensuring the connectivity of species populations and habitats across West Berkshire, and maximising opportunities for creating and improving habitats. West Berkshire's geodiversity also should be conserved and enhanced where possible.</p>
Landscape and townscape	<p>Nearly three quarters of West Berkshire is designated as the North Wessex Downs AONB. High priority needs to be given to conserving and enhancing this area, specific character and setting.</p> <p>There is a need to prevent urban sprawl and settlement coalescence to protect West Berkshire's rural character.</p>
Soils	<p>There is a need to protect West Berkshire's 'Best and Most Versatile Agricultural Land'. Many existing and potential mineral sites are located on high quality agricultural land, defined as grade 1, 2 and 3a. There can be issues in identifying areas within grade 3a/b as the data available to the Council only shows grade 3 as a whole.</p> <p>Due to the hydrogeological conditions along the Kennet Valley it may be necessary to import inert material for restoration in order that land can be restored back to agriculture where appropriate, and soils can be conserved.</p>
Cultural heritage	<p>There is a need to conserve and enhance West Berkshire's rich historic environment and diverse historic landscape character.</p>
Air	<p>There are only two areas acknowledged as having poor air quality (designated as Air Quality Management Areas) in West</p>

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	<p>Berkshire. These are at one section of the A339 in central Newbury and a section of the A4 in Thatcham. Traffic movements and processing associated with minerals and waste facilities can impact air quality in some instances.</p> <p>Being situated in close proximity to a strategic road network is ideal for business and other services to locate, presenting a challenge for locating minerals and waste facilities.</p> <p>Sites that offer sustainable transport opportunities such as rail, river or canal should be preferable to help reduce air quality impacts caused by road congestion.</p>
Water	<p>There is a need to avoid and reduce the impacts of river and groundwater flooding in parts of West Berkshire as well as all sources of flooding. With climate change, the frequency, patterns and severity of flooding are forecast to change and become more damaging.</p> <p>There is also a need to protect and enhance water quality and conserve water supplies, including influencing minimising per capita water consumption in West Berkshire, where possible.</p> <p>There is a need to reduce the amount of major and significant pollution incidents which have affected the quality of West Berkshire's water resources.</p>
Noise, Light Pollution	<p>Noise pollution may be an issue for people who live in close proximity to the M4 or the A34.</p> <p>Light pollution may be an issue for residents living in the more rural parts of West Berkshire (e.g. farms, hamlets and small villages in the AONB).</p>
Social	
Human health	<p>There are negative perceptions about noise and air pollution and the potential health impacts associated with certain types of minerals and waste development. Negative impacts for minerals and waste development can however be controlled through the planning system and the environmental permitting regime.</p>
General social considerations – Population, Education, Housing, Deprivation, Crime and Safety	<p>The population of West Berkshire (the plan area) is projected to increase to 170,100 by 2021 and the West Berkshire Core Strategy plans for an additional 10,500 new homes between 2006 and 2026. This is likely to result in greater demands on resources and minerals supply, and waste infrastructure.</p> <p>The number of people aged 85+ is expected to rise by 41%, by 2021, which will have implications on adult social care provision within the district and on the amount of one-bedroom properties that will be required. This high requirement is for one bedroom accommodation, which reflects the increasing numbers of single person households trying to get on the property ladder, which places a greater demand on the need for minerals for the construction industry.</p> <p>The main deprivation issue facing the area is that of barriers to housing and services. The need for affordable housing is likely</p>

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	<p>to increase over the coming years.</p> <p>Although the level of crime is of importance to the residents of the area, it is antisocial behaviour that is of more concern as this has a direct effect on the quality of life and general appearance of the area.</p>
Economic / Material Assets	
Transport	<p>West Berkshire experiences traffic congestion on the strategic road network (M4 and trunk roads) as well as congestion associated with access to the strategic road network during peak periods.</p> <p>A key challenge is to encourage the use of sustainable transport modes throughout West Berkshire for minerals and waste.</p> <p>The likely route of vehicles accessing sites should be carefully considered to avoid problems of congestion, severance, increased costs of maintaining rural roads and safety issues. Opportunities to utilise West Berkshire's rail depots should also be encouraged, where appropriate and sustainable.</p>
Renewable and low-carbon energy	<p>The majority of energy used in West Berkshire is understood to be generated by fossil fuels which emit greenhouse gases, contributing to the greenhouse effect. Renewable and low-carbon energy development will be positive in terms of sustainability.</p>
Minerals	<p>Mineral working has a number of key environmental effects which must be considered by the Plan. These include; noise, air quality; mineral waste; dust; visual intrusion on the local setting and wider landscape; archaeological and heritage features; traffic; groundwater; surface water; landscape character; and internationally, nationally and locally designated sites, protected or sensitive species and plant and wildlife habitats⁵.</p> <p>Diminishing land won mineral supplies coupled with the general extent of environmental constraints is likely to cause difficulties in maintaining some mineral reserves in West Berkshire.</p> <p>The reserves of primary aggregates in West Berkshire are declining and it is possible that the WBMWDPD may need to consider a shift in strategy to meet the need for aggregates over the plan period away from the reliance on land won sources.</p> <p>Safeguarding of viable or potentially viable mineral deposits from sterilisation by surface development, which would preclude their possible extraction at some future date, is an important component of sustainable development.</p> <p>The acceptability of mineral extraction in the AONB needs to be given consideration due to the sensitive nature of the designation.</p>

⁵ Planning and Minerals: Practice Guide (2006)

	<p>The issue of whether West Berkshire should pursue a strategy aiming for the provision of minerals to construction and manufacturing businesses solely within West Berkshire, or whether the wider role that West Berkshire has in supplying minerals to other areas that have fewer resources should be acknowledged and accounted for in the WBMWDPD.</p>
Waste	<p>Waste management and associated activities generate greenhouse gases and other air pollutants. Climate change is a major sustainability consideration. The Plan should seek to reduce the impacts on climate change through the promotion of more sustainable methods of waste management.</p> <p>Population growth in West Berkshire will increase pressures on the current waste management facilities and may mean new facilities need to be provided. This will also result in an increase in competition for land for waste management facilities.</p> <p>In the preparation of the WBMWDPD consideration will have to be given to whether existing permitted permanent sites, proposed preferred areas for waste development, and existing industrial areas should be safeguarded from alternative uses.</p> <p>Consideration will need to be given to whether small-scale and strategic waste facilities will be encouraged or discouraged from locating in the AONB in terms of policy in the WBMWDPD.</p>
General economic considerations	<p>There is a need to ensure the infrastructure is in place in West Berkshire to continue to attract and retain investment and business.</p> <p>The WBMWDPD should seek to identify facilities that generate employment in areas of relative high unemployment, however this is a challenge in itself, as areas that are densely populated, may also create the largest opposition to minerals and waste sites being located nearby.</p> <p>Areas of high population density in West Berkshire also create the issue of greater competition for other land uses for suitable sites.</p> <p>Waste facilities should be located to meet the demands of a growing population and these facilities should be located in accessible areas, particularly for those typically less mobile, such as the elderly.</p>

Developing the SA Framework

Developing a SA framework provides a way in which sustainability effects can be described, analysed and compared and forms a central part of the SA process.

A set of sustainability objectives and their indicators, which may be in the form of targets and are a way in which the achievement of the objectives can be measured, make up the SA framework. These objectives and indicators can also be used to monitor the implementation of the Local Plan.

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Table 5 Proposed framework for the SA/SEA of the Minerals and Waste Local Plan			
SA Objective	SA Sub-Objective	Suggested Indicators	SEA Topic
1. To protect and enhance biodiversity and geological diversity throughout West Berkshire	1.1 Is there likely to be an impact on biodiversity?	<ul style="list-style-type: none"> • % SSSI land in favourable condition • Loss in ha of SSSIs, LWS and ancient woodland • Extent of BAP priority habitats • Loss of Geologically/geomorphologically important sites • Changes in areas and population of biodiversity importance 	Biodiversity
	1.2 Is there likely to be an impact on geodiversity?		Flora
2. To maintain and enhance water quality and resources	2.1 Is there likely to be an impact on water quality?	<ul style="list-style-type: none"> • Measures of chemical and biological water quality of inland watercourses “good” or “fair” (EA) • Incidents of major and significant water pollution (EA) • No. Permissions granted contrary to the advice of EA on water quality grounds • No. permissions granted contrary to the statutory waste/sewerage undertakes advice (Thames Water) 	Water
	2.2 Is there likely to be an impact on water resources?		Biodiversity
3. To minimise the risk and impact of flooding	3.1 Is there likely to be an impact in terms of flood risk?	<ul style="list-style-type: none"> • No. permissions granted contrary to the advice of EA, Lead Local Flood Authority or other relevant bodies on flood risk grounds 	Water Climate Factors
4. To maximise the sustainable use of land and the protection of soils, safeguarding the best and most versatile agricultural land	4.1 Is there likely to be an impact on the best and most versatile agricultural land?	<ul style="list-style-type: none"> • No. permissions granted on best and most versatile agricultural land • No. permissions granted on contaminated land • No. permissions granted on previously developed land 	Soils
	4.2 Is there likely to be an impact on soils?		Material Assets
	4.3 Would previously developed land be utilised?		
5. To conserve and enhance the character of the historical environment, cultural heritage assets, and features of archaeological importance	5.1 Is there likely to be an impact on the historic environment?	<ul style="list-style-type: none"> • No. and % of all designated heritage assets at risk • Areas of highly sensitive Historic Landscape Characterisation types which have been altered and their character types which have been altered and their character eroded. • No. nationally important archaeological sites identified in the 	Cultural heritage

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		<p>planning process and preserved in situ or by record</p> <ul style="list-style-type: none"> No. permissions granted contrary to the advice of the Council's conservation or archaeological officer 	
6. To minimise the impact on landscape and townscape character	6.1 Is there likely to be an impact on townscape?	<ul style="list-style-type: none"> Developments permitted contrary to the Council's landscape advice No. permissions granted within the AONB Extent of Landscape Character Areas affected 	Landscape
	6.2 Is there likely to be an impact on landscape		Material Assets Cultural Heritage
7. To protect air quality in West Berkshire	7.1 Is there likely to be an impact on air quality?	<ul style="list-style-type: none"> Level of air pollutants (NO_x) Proximity to source of poor air quality Level of traffic flows 	Air Human health
8. To maximise energy efficiency, the proportion of energy generated from renewable sources and adaptability to climate change	8.1 Is there likely to be an impact on the amount of renewable energy capacity being provided in West Berkshire?	<ul style="list-style-type: none"> Consideration of typical energy production (GwH) from various waste facilities allocated or permitted; Amount of new renewable energy capacity being provided each year (TV Energy Installations database). 	Air Climatic factors
9. to ensure the sustainable management of waste, minimise the quantity of waste sent to landfill, and to maximise the re-use, recovery and recycling of waste	9.1 Is this likely to have an impact on the amount of waste going to landfill?	<ul style="list-style-type: none"> Tonnage of waste recycled; Tonnage of waste composted; Tonnage of waste recovered; Tonnage of waste to be landfilled; Allocations or permissions granted for various types of waste development 	Landscape
	9.2 Is this likely to have an impact in terms of the quantity of waste being reused, recovered and/or recycled?		Climatic factors
10. To promote the sustainable transport of minerals and waste within West Berkshire	10.1 Is it likely that rail or waterborne transportation could be used?	<ul style="list-style-type: none"> Number of developments where a green travel plan is submitted as a condition of development Method of transportation; Proximity to waste arisings / market for mineral Proximity to strategic transport network 	Human Health
	10.2 Is there likely to be an impact on the transport network (including the local road		Air Climatic factors

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	network and the Strategic Road Network)?		
11. To conserve mineral resources in West Berkshire through safeguarding of primary aggregates and encouragement of the use of recycled aggregate where possible and appropriate	11.1 Is there likely to be an impact in terms of safeguarding of primary aggregates?	<ul style="list-style-type: none"> • Site waste management plans submitted as part of development proposals • No. permissions granted within identified safeguarding areas. • No. permissions granted contrary to Mineral Planning Authority advice 	<p>Climatic Factors</p> <p>Material Assets</p>
	11.2 Is there likely to be an impact in terms of the use of recycled aggregate/construction and demolition wastes?		
12. To protect human health and well-being and maintain the quality and quantity of public open space amenity across West Berkshire, and protect areas of tranquillity	12.1 Is there likely to be an impact on the quality and quantity of open space amenity?	<ul style="list-style-type: none"> • No. permissions granted contrary to Environmental Health advice • No. permissions granted contrary to Countryside (Rights of Way) advice • Compliance with dust control conditions; • Compliance with noise control conditions; • Enhancement of public access to nature (either as linear routes or open space) as part of minerals/waste site working and restoration schemes 	<p>Population</p> <p>Human Health</p> <p>Landscape</p> <p>Biodiversity</p> <p>Flora</p> <p>Fauna</p>
	12.2 Is it likely that there would be an impact with regard to areas of tranquillity?		
13. To minimise public nuisance	13.1 Is it likely that there would be an impact on air quality?	<ul style="list-style-type: none"> • No. permissions granted contrary to Environmental Health advice • Monitoring complaints regarding odour, dust, noise, light pollution • Monitor complaints regarding traffic issues • Define/monitor location of Strategic Lorry Routes. 	<p>Population</p> <p>Human Health</p> <p>Biodiversity</p> <p>Air</p> <p>Fauna</p> <p>Flora</p>
	13.2 Is it likely that there would be an impact with regard to odour?		
	13.3 Is it likely that there would be an impact on noise levels?		
	13.4 Is it likely that there would be an impact on soil quality?		

	13.5 Is it likely that there would be an impact with regard to light pollution?		
14. To support opportunities for economic development, including jobs.	14.1 Is there likely to be an impact on the local and wider economy?	<ul style="list-style-type: none"> • No people of working age in employment • No. non-residential completions • Vacancy rates within existing centres and employment areas 	Population
	14.2 Is there likely to be an impact in terms of employment?		

Changes to the SA Objectives since the Scoping Report

The SA/SEA Scoping report for the Minerals and Waste Local Plan split SA Objective into two, one covering waste development and the other covering minerals development. However, it has been decided that these could be combined into a single objective covering all types of development.

The wording has also been amended since the scoping report as some of the objectives referred to “minerals and waste development” however, given that the whole plan is in relation to minerals and waste development this is not required.

The suggested indicators have also been updated to ensure that those proposed can be monitored and measured.

The SA Objectives have been tested against each other to ensure compatibility and highlight any areas where potential conflict or tensions may arise.

SA Objective	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1	Grey	Green	Green	Green	Green	Green	Green	Green	Green	Green	Yellow	Green	Green	Green	Blue
2	White	Grey	Green	Green	Yellow	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Green	Green	Blue
3	White	White	Grey	Green	Green	Green	Yellow	Green	Green	Green	Yellow	Green	Green	Green	Blue
4	White	White	White	Grey	Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Blue
5	White	White	White	White	Grey	Green	Green	Blue	Green	Green	Yellow	Green	Green	Green	Blue
6	White	White	White	White	White	Grey	Green	Blue	Green	Green	Yellow	Green	Green	Green	Blue
7	White	White	White	White	White	White	Grey	Green	Green	Green	Yellow	Green	Green	Green	Blue
8	White	White	White	White	White	White	White	Grey	Green	Green	Yellow	Green	Yellow	Yellow	Green
9	White	White	White	White	White	White	White	White	Grey	Green	Yellow	Green	Green	Green	Blue
10	White	White	White	White	White	White	White	White	White	Grey	Yellow	Green	Green	Green	Blue
11	White	White	White	White	White	White	White	White	White	White	Grey	Yellow	Yellow	Yellow	Green
12	White	White	White	White	White	White	White	White	White	White	White	Grey	Green	Green	Blue
13	White	White	White	White	White	White	White	White	White	White	White	White	Grey	Green	Blue
14	White	White	White	White	White	White	White	White	White	White	White	White	White	Grey	Blue
15	White	White	White	White	White	White	White	White	White	White	White	White	White	White	Grey



In general terms the SA objectives are very compatible with each other with none of them being classed as 'incompatible'. The majority of interactions between objectives are classed as 'compatible' and 'neutral'. As can be seen from the chart, it is 'uncertain' whether objectives 1 – biodiversity / geodiversity, 2 - water quality, 3 – flooding, 4 – protection of land / soils, 5 - cultural heritage, 6 – landscape / townscape, 7 - air quality, 10 – sustainable transport, 13 – minimising public nuisance from waste activities, and 14 - minimising public nuisance from minerals activities are compatible with objective 15 – supporting economic development. The reason for this is that development, which is positive in economic terms, will not always be positive in terms of environmental impacts. This is something which needs to be judged on a case by case basis, balancing economic, environmental and social factors. In many cases, particularly in relation to minerals and waste development, potential harmful impacts can be picked up at the pre-application stage, and during determination. These harmful effects can then be mitigated so that the economic benefits can be taken full advantage of, while protecting the environment.

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It is also ‘uncertain’ whether objectives 5 – cultural heritage, and 6 – landscape/townscape are compatible with objective 8 – maximising renewable and low carbon energy sources. The reason for this is that despite these sources of energy being greener and cleaner their fossil fuel counterparts, some types of renewable and low-carbon energy technology can have harmful effects, particularly in terms of landscape and visual impacts. Sites, monuments and buildings (and their settings) which are designated for their cultural heritage value can also be negatively impacted on by renewable energy installations. Examples of such technologies are wind turbines, and large solar farms. Again, where applications are submitted for such development, they need to be judged on a case by case basis balancing economic, environmental and social factors. Potential harmful impacts can be picked up at the pre-application stage, and during determination, and can then be mitigated.

The table below confirms all of the SEA objectives have been considered in the SA/SEA framework.

Table 7 Integrating the SEA objectives	
SEA Directive Issue	SA Objective
Biodiversity	1, 2, 12, 13
Population	12, 13, 14
Human Health	7, 10, 12, 13
Fauna	1, 12, 13
Flora	1, 12, 13
Soil	1, 4
Water	2, 3
Air	7, 8, 10, 13
Climatic Factors	3, 8, 9, 10, 11
Materials Assets	4, 6, 11
Cultural Heritage (inc. architectural and archaeological)	5, 6
Landscape	6, 9, 12

Minerals and Waste Local Plan Objectives

The Minerals and Waste Local Plan objectives were set out in the Issues and Options Consultation.

Table 8 Minerals and Waste Local Plan Objectives	
Minerals	
A (M1)	To encourage the most appropriate use of all mineral resources and the re-use of recycled minerals and secondary aggregates, having regard to the need to ensure that there is a sufficient supply, whilst maintaining the long term conservation of primary aggregates
B (M2)	To attain the principles of sustainable development set out in the NPPF by taking into consideration the demand for all mineral resources and the need to protect and seek to improve the quality of life of residents, the quality of diversity of areas of nature

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	conservation interest, historic and heritage assets, water environment and landscape character
C (M3)	Where practicable to locate minerals development in appropriate locations in order that the potential negative impact from flooding is minimised;
D (M4)	To maintain a stock of permitted reserves (a landbank) for aggregate minerals, in accordance with current Government advice to ensure an adequate and steady supply of minerals from outside the North Wessex Downs Area of Outstanding Natural Beauty, Scheduled Monuments, Special Areas of Conservation, Registered Historic Parks and Gardens, Battlefields and Conservation Areas.
E (M5)	To identify Preferred Areas for future mineral extraction which will provide for the continued extraction of minerals, having regard to the need to avoid demonstrable harm to interests of acknowledged importance
F (M6)	To prevent the unnecessary sterilisation of proven mineral resources by other forms of development and to safeguard existing and planned rail head sites together with existing and planned concrete batching facilities, coated road stone manufacturing facilities and sites that handle, process and distribute recycled and secondary aggregates
G (M7)	To provide for the recovery and reuse of aggregate from construction and demolition waste in order to reduce the requirement for new primary resources to a minimum
H (M8)	To ensure that mineral sites are progressively restored to a high standard, beneficial and viable after-use.
Waste	
I (W1)	To seek to prevent the generation of waste arisings at source, and to support and encourage initiatives designed to achieve this;
J (W2)	To enhance waste management in West Berkshire in line with the Waste Hierarchy through the provision of capacity for the re-use of waste materials, the preparation for the reuse of materials, the recycling of waste and the recovery of materials that cannot be recycled and to minimise the quantities of residual waste needing final disposal while recognising that this will continue to be required
K (W3)	To provide a flexible approach to the delivery of waste management facilities of appropriate capacity and type to achieve net self-sufficiency within West Berkshire area
L (W4)	To enable the delivery of the West Berkshire Waste Management strategy and increase the proportion of waste managed further up the waste hierarchy
M (W5)	To locate waste management facilities so that wherever possible they minimise the distances that waste is transported for management and disposal, and to minimise adverse traffic effects of waste management development
N (W6)	To safeguard existing waste management facilities, which are appropriately located, from competing forms of development that might otherwise constrain their continued operation or lead to their loss
O (W7)	To ensure appropriate protection of the quality of life of those who live and work in West Berkshire from the adverse effects of waste management related development
P	To ensure appropriate protection of the natural and cultural heritage in West Berkshire from the adverse effects of waste management

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(W8)	related development in accordance with the NPPF.
Q (W9)	Where practicable to locate waste development in appropriate locations in order that the potential negative impact from flooding is minimised.

The compatibility between the SA objectives and the proposed Minerals and Waste Local Plan objectives has been tested to highlight any areas where potential conflict or tension may arise.

Table 9 SA and Local Plan Objective compatibility																		
SA Objective		MWLP objective																
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	
1		Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
2		Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
3		Compatible	Compatible	Compatible	Neutral	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
4		Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible
5		Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
6		Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
7		Compatible	Compatible	Compatible	Neutral	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible
8		Compatible	Compatible	Compatible	Neutral	Compatible	Uncertain	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
9		Compatible	Compatible	Compatible	Compatible	Compatible	Uncertain	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
10		Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
11		Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
12		Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
13		Compatible	Compatible	Compatible	Compatible	Compatible	Neutral	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible
14		Compatible	Uncertain	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Compatible	Uncertain	Compatible	Compatible	Compatible	Compatible



The SA objectives are shown to be generally very compatible with the MWLP objectives (see table 9) with none of them being classed as ‘incompatible’. The majority of interactions between objectives are classed as ‘compatible’ and ‘neutral’.

Objective B relates to the principles of sustainable development set out in the NPPF, and striking a balance between the demand for all mineral resources and the need to protect the quality of life of residents, the quality and diversity of areas of nature conservation interest, historic and heritage assets, water environment and landscape character. Objective M is concerned with minimising adverse traffic effects of waste management development. The crux of Objective O is ensuring appropriate protection of residents’ quality of life from the adverse effects of

waste management development. Objective P is about ensuring the protection of natural and cultural heritage from the adverse effects of waste related development.

As can be seen from the chart it is 'uncertain' whether Objective B, M, O and P are compatible with SA objective 15 – supporting economic development. The reason for this is that even though minerals and waste development may be positive in terms of the economy there can be resulting harmful environmental effects. Often in individual planning applications these harmful impacts can be addressed and controlled through mitigation. In this way economic benefit can be achieved without compromising environmental or social issues.

Objective F is concerned with preventing the unnecessary sterilisation of mineral by other forms of development and safeguarding rail head sites, concrete batching facilities, coated road stone manufacturing facilities and sites that handle, process and distribute recycled and secondary aggregates.

It is 'uncertain' whether Objective B is compatible with SA objectives 8 - maximising renewable and low carbon energy sources, and 9 - managing waste in line with the 'waste hierarchy' principle. The reason for this is that where proposals for renewable/low carbon energy facilities come forward in certain locations, they could potentially be refused on the grounds of 'unnecessary sterilisation of mineral' or because a rail head or minerals associated facility may cease to exist as a result. It is possible that these locations would, apart from the conflict with Objective B, be suitable locations for renewable/low carbon facilities. This is something that would need to be judged as applications come in.

5 Developing and Refining Options and Assessing Effects

Stage B of the sustainability Appraisal is the development and refinement of options and policies and an assessment of the effects. This stage incorporates the development of the options and policies, the prediction and evaluation of the effects of the options and subsequent policies that make up the Preferred Options Minerals and Waste Local Plan, along with the consideration of any mitigation measures and ways to maximise beneficial effects along the way.

Developing the Options

The Minerals and Waste Local Plan will set out the framework for minerals and waste development in West Berkshire. This will set out policies to manage development as well as looking to allocate sites, and safeguarding existing sites and mineral deposits.

Method of Approach

The effects of each option have been tested against the SA objectives that were set out in the Scoping Report. The aim of the appraisal is to identify any significant conflicts or combined effects between the options and the SA objectives.

5.1 Reasonable Alternatives and Assessment of Options

Reasonable alternatives have been identified for the potential policies to be included within the Local Plan and the possible sites to be allocated. Only those options which are considered to be reasonable have been subject to the SA/SEA process. The assessment of the

reasonable alternatives identifies the likely significant effects of the available options, helping to develop and refine the proposals within the Local Plan.

The options, preferred policy approaches and policies have been assessed in terms of probability, duration, frequency and reversibility. The following issues have been considered:

- Effect – What is the overall sustainability impact on the SA objectives?
- Likelihood – How likely is it that the effect will actually occur?
- Scale – what is the potential scale of the effect, considering the geographical area and size of the population likely to be affected?
- Duration – Are the potential effects likely to be permanent or temporary?
- Timing – Are the potential effects short, medium or long term?

Approach to the Minerals and Waste Local Plan

No alternatives were considered as reasonable, other than to develop a new Minerals and Waste Local Plan. Currently the Council are relying on the saved policies of the Replacement Minerals Local Plan for Berkshire and Waste Local Plan for Berkshire, which date back to 1997 (Replacement Minerals Local Plan for Berkshire) and 1998 (Waste Local Plan for Berkshire). The new Minerals and Waste Local Plan will cover the period to 2036 and will cover the area of West Berkshire only.

5.1.1 Policy Options

In 2014 the Council carried out an Issues and Options consultation to determine the issues that the new Minerals and Waste Local Plan may need to cover. The topics covered in the Issues and Options consultation have been used as the basis for the policy headings to be included in the plan. Various potential policy options have been considered for each of the topics to be taken forward into the Plan. The SA/SEA provides an indicating of which policy option may be the best in terms of sustainability, however, this does not always mean that the most sustainable policy option is considered the most appropriate to be taken forward into the plan.

5.1.2 Site Selection

All sites have been subject to site assessment and SA/SEA where they are considered to be a reasonable alternative for allocation.

As there is a national policy presumption against provision of mineral landbanks in the AONB (NPPF paragraphs 116 and 144) all minerals sites located within the AONB have been automatically excluded from consideration as a site for allocation and not subject to further assessment.

All other sites have been subject to assessment as reasonable alternatives for allocation.

5.2 Assessment of Options and Appraisal

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More realistic alternatives have been identified than are required to meet the Council's minerals landbank requirement, these make up the options tested through the SA/SEA. It is from these options, through the SA/SEA and Site Assessment process that the preferred options sites have been selected.

Potential mitigation has been identified, where necessary, where the adverse effects could be avoided through introducing conditions or changes in the way which policies are implemented.

The assessment of the options and policies has been based on the information available at the time of the assessment and on professional judgement.

5.2.1 Policy options

A number of topic areas were subject to an Issues and Options Consultation in early 2014. The considerations of options for policies to be included in the Minerals and Waste Local Plan have been based on these topic areas. The detailed SA/SEA sheets are set out in Appendix 4.

5.2.1.1 Minerals Policies

Future-mix of supply of aggregates in West Berkshire

The issues and options consultation concluded that there is a need for the Local Plan to consider all sources of aggregates, imported, recycled and secondary aggregates as well as primary aggregates.

The policy will also need to set out the aggregate need for West Berkshire.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy <i>Rely on NPPF</i>	The NPPF requires local mineral authorities to have a landbank of mineral resources. Therefore, this is not considered to be a reasonable alternative and so will not be tested through the SA/SEA.	No, option not to be tested
Option 2 - Use Withdrawn Berkshire Minerals and Waste Core Strategy Policy <i>M2 Apportionment Rate and Landbank</i>	While the withdrawn Core Strategy has a policy on apportionment rate and landbank this is for the whole of Berkshire and not specific to West Berkshire. This apportionment rate is also based on the, now revoked, Regional Spatial Strategy (RSS) therefore, it is not considered this would be a reasonable alternative and so this option will not be tested through the SA/SEA.	No, option not to be tested
Option 3 - New Policy	A new policy would be able to set out the current need for West Berkshire, taking into account the figures in the latest Local Aggregates Assessment (LAA) and minerals evidence base. This	Yes, option will be tested

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<i>Need and Landbank</i>	is considered to be a reasonable alternative and so will be tested through the SA/SEA. However, as this is the only reasonable alternative, there are no other policy options to consider.	
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SA/SEA Outcome and recommendation

Policy Option	Summary of SA/SEA	Summary of SA/SEA effects	Recommendation & Justification
Option 3 - New Policy <i>Need and Landbank</i>	Overall the preferred policy approach is likely to have an uncertain impact on sustainability. This is due to the nature of minerals development, which is temporary in nature, but could have short term impacts that, without mitigation, could negatively impact on environmental and social sustainability. Mitigation and good quality, timely restoration to Greenfield will ensure there are no long term sustainability impacts. Overall mineral extraction will have a positive impact on economic sustainability as it provides mineral resources to the local (and wider) market, as well as providing local employment opportunities.	Effect: Predominantly Uncertain Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium Term	Policy option is taken forward This option was considered to be the only reasonable alternative as the Council is required by the NPPF to set out its need and land bank requirements.

Choosing a Policy Option

Option 3 was considered the only reasonable alternative policy option that was identified to be tested and it is therefore recommended that this is taken forward.

Extraction of sharp sand and gravel from within AONB

The NPPF states that development of mineral sites in the AONB should only take place in exceptional circumstances, and that, as far as practical, construction aggregate landbanks should be provided for by locations outside the AONB. Therefore, nationally there is presumption against mineral development within the AONB. The Issues and Options consultation generally supported an approach which ensured minerals sites are not located within or in a location which could adversely affect the AONB.

It may be more appropriate to consider extraction of any material from the AONB, not just sharp sand and gravel. A more general AONB policy could also cover waste development proposed in the AONB.

Policy Options

Policy Option	Reasonable Alternative?	
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<p>Option 1 – No Policy</p> <p><i>Rely on NPPF</i></p>	<p>This would mean relying solely on the NPPF policy although it would not provide the opportunities to set out what exceptional circumstances would be considered. This is considered to be a reasonable alternative and will be tested through the SA/SEA</p>	<p>Yes, this option will be tested</p>
<p>Option 2 - Retain Replacement Minerals Local Plan for Berkshire policy</p> <p><i>P6 General considerations for sand and gravel extraction</i></p> <p><i>P7 Material considerations for sand and gravel extraction</i></p> <p><i>P15 Building Sand</i></p>	<p>There is a policy in the Berkshire Minerals Local Plan relating to mineral extraction in the AONB, although it is specific to building sand. However, it is not compliant with the NPPF approach of a presumption against development in the AONB.</p>	<p>No, this option will not be tested</p>
<p>Option 3 - New Policy</p> <p><i>Sharp sand and gravel in the AONB</i></p>	<p>Policy only considering sharp sand and gravel in the AONB. This option would mean that additional AONB policies may be required for other minerals and/or waste development proposals. This could lead to repetition of policy wording and a single policy for all AONB development could be more appropriate and easier for developers, Council officers and members of the public to use and understand.</p>	<p>No, this option will not be tested</p>
<p>Option 4 - New Policy</p> <p><i>Minerals development in the AONB</i></p>	<p>This policy option would consider all types of minerals development in the AONB, not just sharp sand and gravel. It would be an exceptions policy as nationally there is a presumption against mineral extraction in the AONB.</p>	<p>Yes, this option will be tested</p>
<p>Option 5 - New Policy</p> <p><i>Minerals and Waste development in the AONB</i></p>	<p>Policy considering all mineral and waste development within the AONB. This option would provide a single policy covering all development proposals in the AONB. However, the NPPF requires slightly different approaches to minerals and waste development in the AONB, therefore, it is not considered appropriate for a single policy to cover both types of development. For example, it may be that small scale waste development, particularly related to the rural economy, may be acceptable. Therefore, it is not considered appropriate to have a single policy for minerals and waste development in the AONB and so this option will not be tested through the SA/SEA</p>	<p>No, this option will not be tested.</p>

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Option 6 - New Policy <i>Location of development (Minerals)</i>	This policy option would set out where there would be a presumption in favour of development for minerals development across the whole district. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 7 - New Policy <i>Landscape</i>	This policy option would set out protections for the landscape character of an area, including the AONB. The policy would include when exceptional circumstances would be considered for development in protected landscapes. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the Options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy <i>Rely on NPPF</i>	Overall this policy option is likely to have a neutral effect on sustainability. The NPPF promotes a presumption against major development in the AONB, except in exceptional circumstances, which aims to protect the landscape of the AONB, with a positive impact on environmental sustainability as a result.	Effect: Predominantly Neutral Likelihood: Low Scale: AONB Duration: Temporary Timing: Short/Medium Term	This option is not to be taken forward. The NPPF states that development should only take place in the AONB in exceptional circumstances, but does not go on to say what those exceptional circumstances may be. Therefore a local policy which considers local circumstances is considered to be more appropriate for inclusion in the Local Plan.
Option 4 - New Policy <i>Minerals development in the AONB</i>	Overall this policy option is likely to have a neutral effect on sustainability. For the policy to be in accordance with the NPPF there would be a presumption against major development in the AONB, except in exceptional circumstances, which would protect the landscape of the AONB, resulting in a positive impact on environmental sustainability.	Effect: predominantly neutral Likelihood: Low Scale: AONB Duration: Temporary Timing: Short/Medium term	This option will not be taken forward This policy option is based on the NPPF principle of no development in the AONB except in exceptional circumstances, but allows for local circumstances to be taken into consideration. This option considers both minerals and waste development in the AONB, as the issues facing both types of development would be similar. Following the drafting of possible policy wording for this option, it is considered that a more general location of development

			policy (option 6) would be more appropriate. This would allow for a positively worded policy, stating where development would be acceptable, rather than a policy effectively saying that development would not be acceptable unless exceptional circumstances could be demonstrated.
Option 6 - New Policy <i>Location of development (Minerals)</i>	Overall this policy option is likely to have a neutral effect on sustainability. The policy will set out where development will be acceptable, and therefore, any proposals outside these areas will require exceptional circumstances, given the national policy position against major development in the AONB, the policy would seek to protect the landscape of the AONB, resulting in a positive impact on environmental sustainability.	Effect: Predominantly Neutral Likelihood: Low Scale: District Wide Duration: Temporary Timing: Short/Medium Term	This option will be taken forward This policy option would set out a general policy as to where there would be a presumption in favour of development. It would cover a wide range of potential sites for minerals development. Following the drafting of possible policy wording it was considered that this policy option would provide a more usable policy than a specific AONB policy that relates solely to sharp sand and gravel (Option 4).
Option 7 - New Policy <i>Landscape</i>	Overall this policy option is likely to have a neutral effect on sustainability, however, there is predicted to be a significant positive impact on environmental sustainability as a result of the policy focusing on the protection of the landscape. The policy does predict a number of potential positive impacts as a result of the policy approach to protecting the character of the landscape, in particular in protected landscape. There is likely to be an unknown impact on economic sustainability, as under this policy exceptional circumstances would need to be demonstrated to permit development in protected landscapes, therefore, the impact would depend	Effect: Predominantly Neutral, with a significantly positive impact on environmental sustainability Likelihood: Medium Scale: District Wide Duration: Temporary(Minerals) / Permanent (Waste) Timing: Short/Medium/Long Term	This option will be taken forward This option will set out the general principles in relation to protection of landscape character, particularly in the AONB. It would cover all sites, both minerals and waste, put forward for consideration and is therefore, considered complementary to the Location of Development (Minerals) policy (option 6).

	on whether exceptional circumstances could be demonstrated.		
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Choosing a Policy Option

All options were identified as having similar potential impacts through the SA/SEA process. Policy option 6 was considered to be the most appropriate to take forward into the Local Plan as it would set out the locations where there would be a presumption in favour of development. This policy would not just refer to development in the AONB, but across the whole district. To compliment this, it is considered that a specific landscape policy (Option 7), setting out requirements for protection of landscape character, specifically in the AONB, should be included in the plan. This will help to identify when there are exceptional circumstances when development within protected landscapes may be considered acceptable.

Soft Sand (Building Sand)

In West Berkshire the deposits of soft sand that have historically been worked have largely been located in the AONB. Historically the level of sales of soft sand has been low, suggesting a limited level of demand for soft sand, except to support the Marley tile factory in Beenham.

The NPPF states that there is a presumption against major development in AONBs, except in exceptional circumstances and that, as far as is practical, construction aggregate landbanks should be provided for by locations outside AONBs.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy <i>Rely on NPPF</i>	This would mean relying solely on the NPPF policy, where there is a presumption against development in the AONB, except in exceptional circumstances. It would not provide the opportunities to set out what exceptions circumstances would be considered. This is considered to be a reasonable alternative and will be tested through the SA/SEA	Yes, this option will be tested
Option 2 - Retain Replacement Minerals Local Plan for Berkshire policy <i>P15 Building Sand</i>	This policy approach is not compliant with the NPPF and therefore, it would not be appropriate to retain this policy approach and therefore this is not considered a reasonable alternative and will not be tested through the SA/SEA.	No, this option will not be tested
Option 3 - New Policy <i>Soft sand in the AONB</i>	Policy option only considering soft sand in the AONB. This option would mean that additional AONB policies may be required for other minerals and/or waste development proposals. This could lead to repetition of policy wording and a single policy for all AONB development could be more appropriate and easier for developers, Council officers and members of the public to	No, this option will not be tested

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	use and understand. Therefore, this option is not considered a reasonable alternative and will not be tested through the SA/SEA.	
Option 4 - New Policy <i>Mineral development in the AONB</i>	This policy option would consider all types of minerals development in the AONB. It would be an exceptions policy as nationally there is a presumption against mineral extraction in the AONB. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 5 - New Policy <i>Minerals and waste development in the AONB</i>	Policy considering all mineral/waste development within the AONB. This option would provide a single policy covering all development proposals in the AONB. However, the NPPF requires slightly different approaches to minerals and waste development in the AONB, therefore, it is not considered appropriate for a single policy to cover both types of development. For example, it may be that small scale waste development, particularly related to the rural economy, may be acceptable. Therefore, it is not considered appropriate to have a single policy for minerals and waste development in the AONB.	No, this option will not be tested
Option 6 - New Policy <i>Location of development (Minerals)</i>	This policy option would set out where there would be a presumption in favour of development for minerals development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 7 - New Policy <i>Landscape</i>	This policy option would set out protections for the landscape character of an area, including the AONB. The policy would include when exceptional circumstances would be considered for development in protected landscapes. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the Options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy Rely on NPPF	This policy option is likely to have a predominantly neutral effect on sustainability. There is likely to be a positive impact in terms of protection of the AONB, as the NPPF has a presumption against major development in the AONB, therefore, the policy would have a positive impact on environmental sustainability. There is potential for a positive impact on economic sustainability, as the economic benefits of a site could be considered as an exceptional circumstance, where a site could be considered	Effect: Predominantly Neutral Likelihood: Low Scale: District Wide Duration: Temporary Timing: Short/Medium Term	This option is not to be taken forward. The NPPF states that major development should only take place in the AONB in exception circumstances. However, it does not go on to say what those exceptional circumstances may be. Therefore, a local policy which considers local circumstances is considered to be more appropriate for inclusion in the Local Plan.

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	acceptable under this policy option. There is also a potential impact positive on the promotion or reuse and recycling of waste, as this could reduce the need for primary soft sand deposits to be worked, resulting in a positive impact on environmental and economic sustainability.		
Option 4 - New Policy <i>Minerals development in AONB</i>	This policy option is likely to have a predominantly neutral effect on sustainability. There is likely to be a positive impact in terms of protection of the AONB, as to be in line with national policy this policy option would have a presumption against major development in the AONB, therefore, the policy would have a positive impact on environmental sustainability. There is potential for a positive impact on economic sustainability, as the economic benefits of a site could be considered as an exceptional circumstance, where a site could be considered acceptable under this policy option. There is also a potential positive impact on the promotion or reuse and recycling of waste, as this would reduce the need for primary soft sand deposits to be worked, resulting in a positive impact on environmental and economic sustainability.	Effect: Predominantly neutral Likelihood: low Scale: AONB Duration: Temporary Timing: short/medium term	This option will not be taken forward This policy option is based on the NPPF principle of no development in the AONB except in exceptional circumstances, but allows for local circumstances to be taken into consideration. This option considers both minerals and waste development in the AONB, as the issues facing both types of development would be similar. Following the drafting of possible policy wording, it is considered that a more general Location of Development (minerals) policy (option 6) would be more appropriate. This would allow for a positively worded policy, stating where development would be acceptable, rather than a policy effectively saying that development would not be acceptable unless exceptional circumstances could be demonstrated.
Option 6 - New Policy <i>Location of development (Minerals)</i>	Overall this policy option is likely to have a neutral effect on sustainability. The policy will set out where development will be acceptable, and therefore, any proposals outside these areas will require exceptional circumstances, given the national policy position against major development in the AONB, the policy would seek	Effect: Predominantly Neutral Likelihood: low Scale: District Wide Duration: Temporary Timing: Short/Medium Term	This option will be taken forward This policy option would set out a general policy as to where there would be a presumption in favour of development. It would cover a wide range of potential sites, both for minerals and waste development.

	to protect the landscape of the AONB, resulting in a positive impact on environmental sustainability.		Following the drafting of possible policy wording it was considered that this policy option would provide a more usable policy than a specific soft sand in the AONB policy (Option 4).
Option 7 - New Policy <i>Landscape</i>	Overall this policy option is likely to have a neutral effect on sustainability, however, there is predicted to be a significant positive impact on environmental sustainability as a result of the policy focusing on the protection of the landscape. The policy does predict a number of potential positive impacts as a result of the policy approach to protecting the character of the landscape, in particular in protected landscape. There is likely to be an unknown impact on economic sustainability, as under this policy exceptional circumstances would need to be demonstrated to permit development in protected landscapes, therefore, the impact would depend on whether exceptional circumstances could be demonstrated.	Effect: Predominantly Neutral, with a significantly positive impact on environmental sustainability Likelihood: Medium Scale: District Wide Duration: Temporary(Minerals) / Permanent (Waste) Timing: Short/Medium/Long Term	This option will be taken forward This option will set out the general principles in relation to protection of landscape character, particularly in the AONB. It would cover all sites, both minerals and waste, put forward for consideration and is therefore, considered complementary to the location of development (Minerals) policy (option 6).

Choosing a Policy Option

All options were identified as having similar potential impacts through the SA/SEA process. Policy option 6 was considered to be the most appropriate to take forward into the Local Plan as it would set out the locations where there would be a presumption in favour of development. This policy would not just refer to development in the AONB, but across the whole district. To compliment this, it is considered that a specific landscape policy, setting out requirements for protection of landscape character, specifically in the AONB, should be included in the plan (option 7). This will help to identify when there are exceptional circumstances when development within protected landscape may be considered acceptable.

Safeguarding of Minerals

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Minerals can only be extracted where they naturally occur. The safeguarding of mineral deposits from sterilisation by surface non-minerals development which would prevent their extraction in the future was a clear preference following the issues and options consultation and is an approach supported by the NPPF. Therefore, it is considered appropriate for the new Local Plan to include a safeguarding policy.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF	There is a clear steer from members of the public and the industry that they would favour a safeguarding policy as well as direction from the NPPF that minerals and key sites should be safeguarded. Therefore, no policy is not considered to be a reasonable alternative and will not be tested through the SA/SEA.	No, this option will not be tested
Option 2 - Retain Replacement Minerals Local Plan for Berkshire policies <i>P1 Husbanding Resources, P2 Prevention of Sterilisation, P2A Extraction to prevent sterilisation</i>	These policies are considered to be broadly in line with the NPPF, although 'husbanding' is an outdated term, replaced by the term 'safeguarding'. These policies could be retained, subject to updated terminology, in the new Local Plan. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - Use withdrawn Berkshire Core Strategy Policy <i>M1 Safeguarding of Sand and Gravel Deposits</i>	Policy M1 of the withdrawn Core Strategy discusses sterilisation of sand and gravel deposits. It does not consider other mineral safeguarding specifically. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 4 - New Policy <i>Safeguarding minerals from non mineral development</i>	A single safeguarding policy to be developed covering all eventualities for non mineral development which could impact on the potential to extract mineral deposits. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

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<p>Option 5 - New Policy</p> <p><i>Safeguarding minerals and waste</i></p>	<p>A single safeguarding policy to safeguard all eventualities for non minerals or waste development. This is similar to option 4, but would safeguard waste sites in addition to the minerals sites and deposits. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.</p>	<p>Yes, this option will be tested</p>
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Assessing the Options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
<p>Option 2 – Retain Replacement Minerals Local Plan for Berkshire</p> <p><i>Policies P1, P2, P2A</i></p>	<p>This policy option is predicted to have an overall neutral impact on sustainability. However, there is likely to be a significantly positive impact on safeguarding of primary aggregates, which will have a significantly positive impact on economic sustainability.</p>	<p>Summary of effects: Effect: Predominantly Neutral with a significantly positive impact on safeguarding of primary aggregates Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium Term</p>	<p>This option is not to be taken forward</p> <p>The principles of this policy option are still relevant, however, they make reference to old terminology. Therefore, it is considered that a new updated policy would be more appropriate for inclusion within the new Local Plan. This does not mean that themes and ideas from these original policies will not be used within any new policy / policies.</p>
<p>Option 3 - Berkshire Core Strategy</p> <p><i>Policy M1</i></p>	<p>This policy option is predicted to have an overall neutral impact on sustainability. However, there is likely to be a significantly positive impact on safeguarding of primary aggregates, which will have a significantly positive impact on economic sustainability.</p>	<p>Effect: Predominantly neutral with a significantly positive impact on safeguarding of primary aggregates Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium</p>	<p>This option is not to be taken forward</p> <p>The principles of this policy option are still relevant, and the option has an overall neutral impact on sustainability, with a significantly positive impact on safeguarding of primary aggregates. The policy only refers to the safeguarding of sand and gravel deposits, not other minerals or waste sites. The options for a new policy approach would allow for all sites, minerals and waste, to be safeguarded in addition to raw materials as yet un-dug.</p>

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<p>Option 4 - New Policy</p> <p><i>Safeguarding minerals from non mineral development</i></p>	<p>This policy option is predicted to have an overall neutral impact on sustainability. However, there is likely to be a significantly positive impact on safeguarding of primary aggregates, which will have a significantly positive impact on economic sustainability.</p>	<p>Summary of effects: Effect: Predominantly Neutral with a significantly positive impact on safeguarding of primary aggregates Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium</p>	<p>This option will be taken forward</p> <p>This policy allows for a single policy that covers any development that could impact on mineral development, both impact on future extraction and sites themselves. The SA/SEA gives an overall neutral impact on sustainability with a significantly positive impact on the safeguarding of primary aggregates.</p>
<p>Option 5 - New Policy</p> <p><i>Safeguarding minerals and waste</i></p>	<p>This policy option is predicted to have an overall neutral impact on sustainability. However, there is likely to be a significantly positive impact on safeguarding of primary aggregates, which will have a significantly positive impact on economic sustainability. This policy option would allow for a wider range of sites to be safeguarded, including waste sites, therefore, there is a potential sustainability effect in relation to reuse and recycling of waste.</p>	<p>Effect: Predominantly neutral with a significantly positive impact on safeguarding of primary aggregates Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium</p>	<p>This option will not be taken forward</p> <p>This policy allows for a single policy covering any development that could impact on minerals or waste development, not just minerals development. This option has an overall natural impact on sustainability, with a number of positive sustainability impacts including on safeguarding of primary aggregates (significantly positive) and in relation to reuse and recycling of waste.</p> <p>Following the drafting of possible policy wording it is considered that the usability of this policy covering minerals and waste sites as well as waste resources could be difficult in terms of usability and it is considered that keeping separate safeguarding policies for minerals and waste would be more appropriate (Option 4).</p>

Choosing a Policy Option

All options were identified as having similar potential impacts through the SA/SEA process, however, it is considered most appropriate to take forward separate minerals and waste safeguarding policies, in terms of usability of the policies themselves (option 4). Keeping the two safeguarding policies separate will allow for details specific to each type of development to be set out in the policy wording.

Existing industrial uses of minerals

There are a number of industrial operators that utilise significant volumes of primary aggregates in West Berkshire. These include:

- Beenham tile factory – use of sharp sand and gravel to create concrete tiles for the UK market
- The coated road stone plant in Theale – use of hard rock imported by rail for use in the manufacture of asphalt products.
- A number of concrete batching plants to meet local and wider than local area demands.
- Other construction material manufacturing facilities in West Berkshire.

The Issues and Options consultation supported the idea that existing industrial users of construction aggregates should be taken into account, with some general support for an appropriate safeguarding approach. It is not considered that there are users of locally won construction aggregates that would warrant the establishment of a bespoke landbank.

Policy Options

It is considered that this topic area could be satisfactorily covered under a general safeguarding policy and so a specific policy option will not be assessed for this topic area. It is not considered appropriate to determine a specific landbank for a single industry.

Recycled and Secondary aggregates

Recycled and Secondary aggregates reduce reliance on primary aggregates by providing a substitute material. The NPPF seeks to increase the use of recycled and secondary aggregates, although it is recognised that there will always be a demand for primary aggregates. To maximise the use of recycled aggregates, adequate recycling facilities and transportation infrastructure need to be available to enable aggregates to be recovered. West Berkshire is a significant producer of recycled aggregates, although there are no known sources of secondary aggregates in the district.

The response to the issues and options consultation was supportive of a policy approach which would maximise the use of recycled and secondary aggregates.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy	This option would rely solely on national policy. It would not allow for any local circumstances to be taken into account. However, it is considered to be a reasonable	Yes, this option will be tested

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<i>Rely on NPPF and NPPW</i>	alternative and so will be tested through the SA/SEA.	
Option 2 - Use withdrawn Berkshire Core Strategy Policy <i>M6 Supply of Recycled or Secondary Aggregates</i>	Policy M6 of the withdrawn Berkshire Core Strategy discusses recycling and secondary aggregates. The policy refers to areas of search, and requires consideration of the distance required for transportation. It is considered that this could be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - New Policy <i>Recycling and secondary aggregates</i>	This option would allow a locally specific policy to be developed for recycled and secondary aggregates. It would also allow a policy specifically to promote recycling and use of secondary aggregates to reduce reliance on primary aggregates. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 4 - New Policy <i>Location of development (Minerals)</i>	This policy option would set out where there would be a presumption in favour of development for minerals development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 No Policy – rely on NPPF	Overall this policy option is likely to have a neutral effect on sustainability. There are a number of areas where there is potential for the policy option to have a positive impact on sustainability. The policy option promotes recycling of aggregates and the use of secondary aggregates, which reduces the need for primary aggregates, with a positive impact on environmental and economic sustainability.	Effect: Predominantly neutral Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent	This option is not to be taken forward While there is an overall neutral effect on sustainability, with some positive impacts if this policy option was to be taken forward, this option does not take into account local circumstances, it is considered that local circumstances could be important, and therefore, a specific West Berkshire policy would be more appropriate.
Option 2	Overall this policy option is likely to have a neutral	Summary of	This option is not to be taken forward

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<p><i>Berkshire Core Strategy Policy M6</i></p>	<p>effect on sustainability, however, there is likely to be a significantly positive impact on sustainability as a result of this policy option on the promotion of recycling and use of secondary aggregates. This will have a positive impact on environmental and economic sustainability. There are a number of other potential positive impacts on environmental sustainability as a result of this policy option.</p>	<p>effects: Effect: Predominantly neutral Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent</p>	<p>While there is an overall neutral effect on sustainability, with some positive impacts if this policy option was to be taken forward, this option does not take into account the specific local circumstances in West Berkshire as the policy approach was devised for a wide spatial area, it is considered that local circumstances could be important, and therefore, a specific West Berkshire policy would be more appropriate.</p>
<p>Option 3 New Policy <i>Recycling and Secondary aggregates</i></p>	<p>Overall this policy option is likely to have a neutral effect on sustainability, however, there is likely to be a significantly positive impact on sustainability as a result of this policy option on the promotion of recycling and use of secondary aggregates. This will have a positive impact on environmental and economic sustainability. There are a number of other potential positive impacts on environmental sustainability as a result of this policy option.</p>	<p>Summary of effects: Effect: Predominantly neutral Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent</p>	<p>This option is not to be taken forward.</p> <p>While there are predicted to be some positive impacts on sustainability as a result of a specific policy relating to recycling and secondary aggregates, it is considered that sites for recycling and secondary aggregates could adequately be considered under a location of development policy.</p>
<p>Option 4 New Policy <i>Location of development (Minerals)</i></p>	<p>Overall this policy option is likely to have a neutral effect on sustainability. The policy will set out where development will be acceptable, and therefore, any proposals outside these areas will require exceptional circumstances to be demonstrated. Therefore, the policy is likely to result in a positive environmental impact as well as supporting the reuse and recycling of material to reduce the need for primary aggregates to be worked in areas outside the preferred areas set out in the policy.</p>	<p>Effect: Predominantly neutral Likelihood: low Scale: District Wide Duration: Temporary Timing: Short/Medium term</p>	<p>This option will be taken forward.</p> <p>It is considered that sites for recycling and secondary aggregates could adequately be considered under a general location of development policy. National policy seeks to promote the recycling and reuse of materials and therefore, it is not considered that a separate policy is required.</p>

Choosing a policy option

All four policy options considered are likely to have a neutral effect on sustainability. Option 4 is considered the most appropriate option to take forward. It covers a wider range of potential sites, setting out where there will be a presumption in favour of development. It is considered that proposals for recycling and secondary aggregates could be adequately considered under this policy. Although taking forward this option would mean that there would not be a specific policy in the Local Plan to promote recycling and use of secondary aggregates, the new policy relating to Landbank/Need will make reference to meeting the need for aggregate material primarily from recycled or secondary aggregates, in addition to the national policy seeking to promote reuse and recycling of materials and therefore, it is not considered that a specific recycling and secondary aggregates policy is required.

Movement of construction aggregates

The main mineral deposits worked in West Berkshire are concentrated in the Kennet Valley between Newbury and Reading. This area is also a key transport corridor served by the primary route network (A4), the London to south west railway line and the Kennet and Avon Canal.

Significant volumes of aggregates are moved around within the district as well as being exported to support development in the surrounding areas. A significant volume of hard rock is also imported to West Berkshire by rail.

The issues and options consultation favoured an approach where a mix of transportation methods are used.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF	This would rely on policies within the NPPF regarding sustainable transport. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 2 - Use withdrawn Berkshire Core Strategy Policy <i>M7 Transportation of Minerals</i>	Policy M7 of the withdrawn Berkshire core strategy talks about the transportation of minerals. It encourages the use of sustainable transport and encourages the consideration of alternatives to road transport. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - New Policy <i>Transport Policy</i>	This option would allow for a general transport policy to be developed, covering all elements of transport associated with minerals and waste development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

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Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy Rely on NPPF	Overall this policy option is likely to have a neutral effect on sustainability. Due to the support in the NPPF for sustainable transport, this option could have a positive impact on the promotion of rail/water transport and on reducing the impact on the transport network, which would have a positive impact on environmental sustainability. There is also a potential unknown impact in terms of impacts on air quality. The transport of minerals by any means would have the potential to impact on air quality, which could have a negative impact on environmental and social sustainability unless mitigation measures were introduced.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium Term	This option will not be taken forward This policy option does not allow for local circumstances to be considered as part of the policy option, and therefore, this option is not considered the most appropriate to take forward.
Option 2 - Berkshire Core Strategy <i>Policy M7</i>	Overall this policy option is likely to have a neutral effect on sustainability. The policy option promotes the use of sustainable transport, and in particular supports proposals that would improve facilities for rail and water transport, therefore, this option is likely to have a positive impact on environmental sustainability. There is a potential negative impact identified in terms of air quality as a result of the transportation of material, by any source and mitigation measures would be required otherwise there could be a negative impact on environmental and social sustainability.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium Term	This option will not be taken forward While this policy option does specifically support the use of sustainable transport, the policy only refers to the transportation of minerals, it does not cover other aspects of transport associated with minerals and waste development, therefore, this option is not considered the most appropriate to take forward.
Option 3 - New Policy <i>Transport</i>	Overall this policy option is considered to have a neutral effect on sustainability. This policy option would be likely to promote and encourage the use of sustainable transport, in particular reducing the impact that any site being considered could have on transport networks, and therefore, would be likely to have a positive impact on environmental sustainability. There is a potential negative impact	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Temporary	This option will be taken forward This option would set out the Council's approach to the promotion of sustainable transport for all minerals and waste development. Therefore, this option is considered to be the most appropriate and will allow the Council to set out specific

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	identified in terms of air quality as a result of the transportation of material, by any source and mitigation measures would be required otherwise there could be a negative impact on environmental and social sustainability.	(minerals) / Permanent (waste) Timing: Medium /Long Term	requirements for consideration in relation to transport to and from minerals and waste sites. This policy could potentially include details of the Council's freight route network, and set this out in the policy.
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Choosing a policy option

All three options considered are predicted to have a predominantly neutral effect on sustainability. Options 2 and 3 may have a slightly more positive impact on sustainability, by being more specific in nature, than pure reliance on national policy. All options would look to promote sustainable transport options and to reduce the impact of the need to move aggregates following their extraction. Option 3, is considered to be the most flexible, and allow the Council to develop an up to date transport policy for minerals and waste that takes into account specific local issues.

Importation of Primary aggregates and other materials by rail

West Berkshire has no deposits of hard rock, therefore, there is a reliance on imported supplies to meet local demand. These imports constitute a significant proportion of aggregates sold in the district and are therefore, a vital component of the aggregate mix used in local projects. The district has good rail connections and it is understood that this material is primarily imported using rail. The rail sidings at Wigmore Lane, Theale are the main location for aggregate imports into West Berkshire.

Responses to the Issues and Options consultation recognised the important role that the present rail head sites have and supported the safeguarding of these depots from non rail uses.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF	This would rely on policies within the NPPF regarding safeguarding of rail heads. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 2 - Retain Replacement Minerals Local Plan for Berkshire Policy <i>P26 Safeguarding rail depots</i>	Policy 26 of the Berkshire Minerals Local Plan sets out the approach for safeguarding rail depots. It refers to sites outside West Berkshire, which would not be appropriate to include, however, the principle of the policy is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - Use	Policy M8 of the withdrawn Berkshire core strategy refers to safeguarding rail sites. The	Yes, this option will be

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withdrawn Berkshire Core Strategy Policy <i>M8 Safeguarding rail depot sites</i>	policy refers to sites outside West Berkshire, which would not be appropriate to include, however, the principle of the policy is considered to be a reasonable alternative and so will be tested through the SA/SEA.	tested
Option 4 - New Policy <i>Safeguarding of rail head sites</i>	A new policy could be developed in relation to the importation of aggregates and the safeguarding of rail head facilities. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 5 - New Policy <i>Safeguarding minerals</i>	A single safeguarding policy to be developed covering all eventualities for non mineral development which could impact on the potential to maintain the existing rail to road mineral depots, amongst other minerals and waste development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy Rely on NPPF	Overall this policy option is likely to have a neutral impact on sustainability. However, as the policy relates solely to the use of rail to import material there is potential for a significantly positive impact on the use of sustainable transport and therefore, on economic sustainability. There are also potential positive sustainability impacts in terms of recycling and reuse of waste and utilisation of previously developed land, both of which would have a positive impact on environmental sustainability.	Effect: Predominantly Neutral with a significantly positive impact on rail transportation Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent	This option will not be taken forward This option is shown to have a positive impact on the use of rail to import materials. The use of national policy does not allow for specific local circumstances/sites to be referred to within a policy and therefore, this option is not considered to be the most appropriate to take forward.
Option 2 – Use Minerals Local Plan <i>Policy P26</i>	Overall this policy option is likely to have a neutral impact on sustainability. However, as the policy relates solely to the use of rail to import material there is potential for a significantly positive impact on the use of sustainable transport and therefore, on economic sustainability. There are also potential positive sustainability impacts in terms of	Effect: Predominantly Neutral with a significantly positive impact on rail transportation Likelihood: Medium	This option will not be taken forward This policy option also shows a positive impact on the use of rail to import materials. The policy is dated, and relates to a number of sites that are not within West Berkshire or are no longer available, and therefore, this

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	recycling and reuse of waste and utilisation of previously developed land, both of which would have a positive impact on environmental sustainability.	Scale: District wide Duration: Permanent Timing: Permanent	is not considered to be the most appropriate policy option to take forward, although some of the wording could be used as the basis for a new policy.
Option 3 - <i>Berkshire Minerals and Waste Core Strategy policy M8</i>	Overall this policy option is likely to have a neutral impact on sustainability. However, as the policy relates solely to the use of rail to import material there is potential for a significantly positive impact on the use of sustainable transport and therefore, on economic sustainability. There are also potential positive sustainability impacts in terms of recycling and reuse of waste and utilisation of previously developed land, both of which would have a positive impact on environmental sustainability.	Effect: Predominantly Neutral with a significantly positive impact on rail transportation Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent	This option will not be taken forward This option relates to sites across Berkshire, not just those in West Berkshire. While this is not necessarily an issue, the policy wording would need to be changed, to make it West Berkshire specific if this option was to be taken forward. As a result it is considered more appropriate to include a new West Berkshire specific policy within the Local Plan.
Option 4 - New Policy <i>Safeguarding of rail heads</i>	Overall this policy option is likely to have a neutral impact on sustainability. However, as the policy relates solely to the use of rail to import material there is potential for a significantly positive impact on the use of sustainable transport and therefore, on economic sustainability. There are also potential positive sustainability impacts in terms of recycling and reuse of waste and utilisation of previously developed land, both of which would have a positive impact on environmental sustainability.	Effect: Predominantly Neutral with a significantly positive impact on rail transportation Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent	This option will not be taken forward This policy option would allow the Council to set out a new policy specifically safeguarding rail head sites within the district. The SA/SEA indicates that this would have a positive impact in relation to the promotion of rail for the movement of materials. Following drafting of possible policy wording it is considered that rail head sites could adequately be safeguarded under a more general minerals safeguarding policy, rather than requiring a specific safeguarding policy. This would ensure a simple and concise safeguarding infrastructure policy is included within the Local Plan.
Option 5 - New Policy	Overall this policy option is likely to have a neutral impact on sustainability. There are also potential	Effect: Predominantly	This option will be taken forward

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<p><i>Safeguarding minerals</i></p>	<p>positive sustainability impacts in terms of promotion of sustainable transport, recycling and reuse of waste and utilisation of previously developed land, both of which would have a positive impact on environmental sustainability. Due to the wider remit of the policy option there are also potential positive impacts in relation to renewable energy and safeguarding of primary aggregates, which would have a positive sustainability impact on environmental and economic sustainability.</p>	<p>neutral Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent</p>	<p>This option would safeguard a range of sites, including rail head sites. This policy option would have a number of positive sustainability impacts due to the wider range of the policy.</p> <p>Following the drafting of possible policy wording, it is considered that this option would provide the simplest and most concise way to safeguard infrastructure, by providing a single minerals safeguarding policy.</p>
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Choosing a policy option

All options were identified as having similar potential impacts through the SA/SEA process with all policy options all having a predominantly neutral impact with significant positive impacts on rail transportation. Option 5 is considered to be the most appropriate and concise way to safeguard mineral infrastructure, as this single policy will cover all elements of safeguarding for minerals development, including rail head sites.

Windfall Sites

Windfall sites, by definition are sites that have not been identified for mineral extraction as part of the strategic development plan, but come forward for development anyway. By their very nature it is not possible to anticipate the likely volumes or types of mineral that may be supplied from windfall sites. Sources of windfall aggregates are:

- sites which require extraction of considerable volumes of material as part of the site preparation, such as the construction of a reservoir or flood relief scheme; or
- borrow pits which are temporary workings opened locally to supply material for a specific construction project;
- Sites that are not identified in a development plan coming forward.

The responses to the issues and option consultation generally supported a policy that would enable the consideration of proposals for all three types of windfall. The different types of windfall sites may need to be considered separately, and different approaches to each type may be appropriate.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy	This would rely on policies within the NPPF regarding mineral development, or on other	Yes, this option will be

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Rely on NPPF	policies that could be included within the Local Plan This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	tested
Option 2 - Retain Replacement Minerals Local Plan for Berkshire Policy <i>P14 Borrow Pits</i>	Policy 14 of the Berkshire Local Plan sets out how borrow pits, outside preferred areas, will be considered. This approach does not consider other types of windfall sites. This is considered to be a reasonable alternative and so will be tested through the SA/SEA	Yes, this option will be tested
Option 3 - Use withdrawn Berkshire Core Strategy Policy <i>M9 Borrow Pits</i>	Policy M9 of the withdrawn Berkshire Core Strategy considers Borrow Pits and sets out the criteria under which these will be considered. It does not consider other types of windfall sites. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 4 - New Policy <i>Windfall site policy</i>	A new policy could be developed to cover the potential development of all types of windfall sites from all sources, types and development types (minerals and waste). This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 5 - New Policy <i>Location of development (Minerals)</i>	This policy option would set out where there would be a presumption in favour of development, both for minerals and waste development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy Rely on NPPF	This policy option is likely to have an overall neutral impact on sustainability. Due to the prominence of sustainability in the NPPF there are a number of potential positive impacts on all elements of sustainability, in particular economic sustainability, the NPPF supports sustainable development that supports the economy. There are a number of unknown impacts on	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium Term	This option will not be taken forward The NPPF supports sustainable development, and therefore, there are a number of potential positive impacts on sustainability from a policy option that relies solely on the NPPF. However, this does not allow for local circumstances to be taken

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	sustainability, as the impact would depend on how a perspective scheme was implemented.		into account and therefore, this is not considered the most appropriate option to take forward.
Option 2 - Minerals Local Plan <i>Policy P14</i>	This policy option is likely to have an overall neutral impact on sustainability. There are a number of potential positive impacts on environmental sustainability, including biodiversity and landscape. There is also a potential positive economic sustainability impact as any development considered acceptable is likely to support the local economy.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium Term	A version of this option will be taken forward relating specifically to Borrow Pits Borrow pits are considered to be a special case for potential sites coming forward, and as such it is considered that a specific policy should be included within the plan. However, it is considered that the wording of the policy would benefit from being reviewed in the new local plan, so the final wording may not completely replicate the wording of the saved policy.
Option 3 - Berkshire Minerals and Waste Core Strategy <i>Policy M9</i>	This policy option is likely to have an overall neutral impact on sustainability. There are a number of potential positive impacts on environmental sustainability, including biodiversity and landscape. There is also a potential positive economic sustainability impact as any development considered acceptable is likely to support the local economy.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium Term	A version of this option will be taken forward relating specifically to Borrow Pits Borrow pits are considered to be a special case for potential sites coming forward, and as such it is considered that a specific policy should be included within the plan. However, it is considered that the wording of the policy would benefit from being reviewed in the new local plan, so the final wording may not completely replicate the wording of the withdrawn policy.
Option 4 - New Policy <i>Windfall Sites</i>	This policy option is likely to have an overall unknown impact on sustainability. There are a number of potential positive impacts on environmental sustainability including biodiversity and landscape. There are potential positive economic sustainability impacts as	Effect: Predominantly Unknown Likelihood: Medium Scale: District Wide Duration: Temporary	This option will not be taken forward This option would set out a policy that any windfall site coming forward would be considered under. There are a number of positive sustainability impacts, specifically

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	development could impact positively on the local economy.	/ Permanent Timing: Short/Medium/Long Term	in relation to the environment as the policy would be able to set out local environmental considerations. Following the drafting of possible policy wording it is considered that a more general location of development policy (option 5) would cover all potential sites coming forward. A specific windfall policy would be likely to include repetition of policy wording in several places in the Local Plan.
Option 5 - New Policy <i>Location of development (Minerals)</i>	This policy option is likely to have an overall neutral impact on sustainability. There are a number of potential positive impacts on environmental sustainability including biodiversity and landscape. There are potential positive economic sustainability impacts as development could impact positively on the local economy.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Temporary / Permanent Timing: Short/Medium/Long Term	This option will be taken forward This policy option would provide a single policy directing the location of mineral development, including windfall sites, setting out where there would be a presumption in favour of development. Following the drafting of possible policy wording it is considered that this is the most appropriate policy option to take forward into the Local Plan.

Choosing a policy option

All options were identified as having similar potential impacts through the SA/SEA process. Generally it is considered that a general location of development policy (option 5) would be the most appropriate option to take forward. This would set out the framework for considering all sites that may come forward for development. In addition it is considered that a specific borrow pits policy (options 2/3) would be beneficial for inclusion in the plan as this relates to a specific type of development for a temporary basis. Options 2/3 look specifically at the wording included within the existing Replacement Minerals Local Plan for Berkshire and the Withdrawn Berkshire Core Strategy, it is considered that in principle there is nothing wrong with these policies, however, the policy wording would benefit from a review and refresh in the new local plan.

Restoration strategy for West Berkshire

The main minerals extracted in West Berkshire are sand and gravel deposits for the construction industry. These deposits are typically shallow, meaning that they are worked over a much shorter time spans than hard rock deposits, and can be less intrusive than other forms of quarrying. As a result there is an increased emphasis on restoration, such as the phasing of restoration activities and the nature of the after-use. The majority of mineral extraction sites in West Berkshire have been restored to agriculture or amenity, although there are also a small number of sites that have been restored to a forestry after-use.

The Issues and Options consultation highlighted the importance of high quality and timely restoration of mineral extraction sites.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF	This would rely on the policies in the NPPF. However, the NPPF states that local planning authorities should have policies in place to ensure worked land is reclaimed at the earliest opportunity, therefore, this is not considered to be a reasonable alternative.	No, this option will not be tested
Option 2 - Retain Replacement Minerals Local Plan for Berkshire Policy <i>P18 Appropriate and timely restoration</i>	Policy 18 of the Berkshire Local Plan sets out a policy for appropriate and timely restoration. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - Use withdrawn Berkshire Core Strategy Policy <i>M12 Restoration and after-use of mineral sites</i>	Policy M12 of the withdrawn Berkshire Core Strategy considers the restoration and after-use of mineral sites. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 4 - New Policy <i>Restoration and after-use</i>	A new policy could be developed to ensure that the importance of restoration and after-use of mineral sites is considered as part of the planning process. A new policy could also consider options for securing restoration bonds, as well as setting out parameters for the use of infill in restoration schemes. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

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Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 2 - Minerals Local Plan <i>Policy P18</i>	This policy option is likely to have an overall neutral effect on sustainability. However, there are a number of potential positive sustainability impacts as a result of the policy option. Restoration of sites has the potential to improve certain environmental factors, and therefore, there is the potential for a positive impact on environmental sustainability, in particular opportunities for improved quality and quantity of open space, and landscaping.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term	This option is not to be taken forward While this policy option has a number of potential positive sustainability impacts, there are local concerns regarding the restoration and after-use of sites, and therefore, a more detailed restoration policy (option 4) is considered to be more appropriate than using the existing policy.
Option 3 - Berkshire Minerals and Waste Core Strategy <i>Policy M12</i>	This policy option is likely to have an overall neutral effect on sustainability. However, there are a number of potential positive sustainability impacts as a result of the policy option. Restoration of sites has the potential to improve certain environmental factors, and therefore, there is the potential for a positive impact on environmental sustainability, in particular opportunities for improved quality and quantity of open space, landscaping and water quality.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term	This option is not to be taken forward While this policy option has a number of potential positive sustainability impacts, there are local concerns regarding the restoration and after-use of sites, and therefore, a more detailed restoration policy (option 4) is considered to be more appropriate than using the existing policy.
Option 4 - New Policy <i>Restoration and after-use</i>	This policy option is likely to have an overall neutral effect on sustainability. However, there are a number of potential positive sustainability impacts as a result of the policy option. Restoration of sites has the potential to improve certain environmental factors, and therefore, there is the potential for a positive impact on environmental sustainability, in particular opportunities for improved quality and quantity of open space, biodiversity, landscaping and water quality.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term	This option is to be taken forward While all three options tested score similarly in terms of sustainability, this option allows for detailed wording in relation to restoration and after-use taking into account local circumstances and issues.

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Choosing a policy option

Option 4 is considered to be the most appropriate option to take forward. This option provides a new policy setting out how the Council expect restoration, after-care and after-use to take place in the district. This would allow for local factors to be taken into account, rather than reliance on older Berkshire wide policies.

Chalk and Clay

Chalk and Clay have historically been worked in West Berkshire, clay for use in brick and tile making and more latterly in the lining of landfill sites, with chalk being used for agricultural purposes. However, there are currently no active sites in West Berkshire, no planning applications have been received and there has been minimal interest in the exploitation of such minerals. There is no requirement for a landbank for chalk and clay.

The lack of historic interest is not considered to preclude such sites form coming forward in the future. The Issues and Options consultation suggested that the inclusion of a criteria based policy would be appropriate to ensure that any applications coming forward would be considered against an appropriate planning framework.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF	This would rely solely on policies within the NPPF, or other policies within the local plan in relation to the location of sites/exceptions policy. Therefore, this is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 2 - Retain Replacement Minerals Local Plan for Berkshire Policy <i>P16 Chalk, clay and other minerals</i>	Policy 16 of the Minerals Local Plan sets out a criteria based policy for considering the development of sites for chalk, clay and other minerals. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - Use withdrawn Berkshire Core Strategy Policy <i>M10 Chalk, Clay and other Non-Energy Minerals</i>	Policy M10 of the withdrawn Berkshire Core Strategy sets out the policy for chalk, clay and other non-energy minerals. The policy sets out the criteria under which applications would be considered for these minerals. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

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Option 4 - New Policy <i>Chalk and Clay</i>	A new policy would set out criteria against which applications for chalk, clay and potentially other minerals would be considered. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 5 - New Policy <i>Location of development (Minerals)</i>	This policy option would set out where there would be a presumption in favour of development, for minerals development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy <i>Rely on NPPF</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potential positives in terms of protecting good quality agricultural land and protected landscapes as these are specific requirements of the NPPF, and therefore, there could be a positive impact on environmental sustainability. There is also a potential positive impact on economic sustainable as sites considered under this policy option would have potential to impact positively on the economy.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium Term	This option is not to be taken forward While this option has a number of potential positive sustainability impacts, it does not allow for local circumstances to be set out in relation to chalk and clay sites, therefore, it is not considered to be the most appropriate option to take forward into the Local Plan.
Option 2 - Minerals Local Plan <i>Policy P16</i>	This policy option is likely to have an overall neutral impact on sustainability. However, there are a number of potential positive impacts in relation to environmental sustainability, including on biodiversity, agricultural land and landscape. The policy option also promotes reuse and recycling of aggregates, which could have a positive impact on environmental and economic sustainability. There is a potential positive impact on economic sustainability as sites considered under this policy would need to demonstrate a	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium Term	This option is not to be taken forward While this option has a number of potential positive sustainability impacts, there has been little demand for chalk or clay extraction in West Berkshire since the development of the Replacement Minerals Local Plan, and therefore, it is not considered that a specific policy relating to this topic area is required. It is considered that a more general site location policy

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	local need, which could include a local economic need.		would cover any applications for these minerals coming forward.
Option 3 - Berkshire Minerals and Waste Core Strategy <i>Policy M10</i>	This policy option is likely to have an overall neutral impact on sustainability, however there are a number of potential positive impacts in relation to economic sustainability, including. The policy promotes the reuse and recycling of waste materials as well as requiring a local need to be demonstrated, which could impact a local economic need. There are a number of unknown environmental sustainability impacts, due to the specific wording of the policy option being considered.	Effect: Predominantly Neutral Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium Term	This option is to be taken forward This option has a number of potential positive sustainability impacts. It is considered that the policy included within the Withdrawn Core Strategy is still relevant and appropriate to take forward into the new Local Plan. The wording will be revisited, and so there may be a slight change in the wording from the original Core Strategy policy.
Option 4 - New Policy <i>Chalk and Clay</i>	This policy option is likely to have an overall neutral impact on sustainability. However there are a number of positive impacts in relation to environmental sustainability, including biodiversity, agricultural land and landscape. There are potential positive economic impacts in relation to the promotion of reuse and recycling of waste materials as well as the need for local need to be demonstrated, which could include a local economic need.	Effect: Predominantly Neutral Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium Term	This option is to be taken forward The wording of the Core Strategy policy (M10) is considered to be appropriate for inclusion in the new Local Plan, and therefore, a new Policy is not required.
Option 5 - New Policy <i>Location of development (minerals)</i>	This policy option is likely to have an overall unknown impact on sustainability, due to the wide ranging nature of the policy option. The policy wording is currently unknown, but would cover any potential site coming forward, not just those for chalk and clay development. The policy would be likely to have a positive effect on environmental sustainability in terms of biodiversity, agricultural land and landscape, as well as potential positive economic sustainability impacts due to the need to demonstrate local need, which could include local economic need.	Effect: Predominantly Unknown Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium Term	This option will be taken forward This policy option will be taken forward into the new Local Plan in any case, relating to a number of other topic areas (as discussed above), however, the policy remains relevant for all mineral development and therefore, is relevant to this topic area.

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Choosing a policy option

Four of the options tested are likely to have a predominantly neutral impact on sustainability, with option 5 having a predicted unknown impact. Option 1, to rely on the NPPF means that local circumstance cannot be taken into account and therefore, this is not considered to be an appropriate policy option to take forward into the local plan. While there has been a limited demand for chalk and clay in recent years, it is still considered that a specific policy included within the Local Plan would be the most appropriate strategy. The wording of the policy in the withdrawn Berkshire Core Strategy (Option 3) is still considered appropriate, and therefore this option will be taken forward. Option 5 will also be taken forward as it is relevant to a number of other topic areas in addition to chalk and clay.

Energy minerals – Coal, gas and shale gas

There are no known resources of commercially viable energy minerals in West Berkshire, however, given the uncertainty over the demand for energy in the UK in the coming years, there is potential that previously non viable energy minerals to become viable. Therefore, it is considered that a policy on energy minerals in the Local Plan would be required. The Issues and Options consultation supported the inclusion of criteria based policies to ensure that applications coming forward can be considered against an appropriate planning framework.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF	This would rely solely on the policies within the NPPF, or on other policies within the local plan relating to the location of sites/exceptions policies. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 2 - Retain Replacement Minerals Local Plan for Berkshire Policy <i>P17 Oil and Gas</i>	Retain policy from Berkshire Minerals Local Plan – Policy 17 of the Minerals Local Plan sets out the criteria by which applications for oil and gas will be considered. This policy does not include consideration of other energy minerals that maybe, or become available in the district. This is considered to be a reasonable alternative and so will be tested through the SA/SEA. However, is this policy option was to be taken forward, there may need to be consideration of whether other energy minerals could be adequately considered by this policy	Yes, this option will be tested
Option 3 - Use withdrawn Berkshire Core Strategy Policy <i>M11 Oil and Gas</i>	Policy M11 sets out the approach for oil and Gas. The policy is separated into three sections, exploration, appraisal and commercial production, setting out the approach for considering each type of application. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 4 - New Policy	A new policy would allow a detailed, locally specific policy to be developed for all potential energy minerals. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

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<i>Energy Minerals</i>		
Option 5 - New Policy <i>Location of development (Minerals)</i>	This policy option would set out where there would be a presumption in favour of development for minerals development. The policy would also include when exceptional circumstances could be considered for development proposals outside preferred areas. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy <i>Rely on NPPF</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potential positive impacts on environmental sustainability in terms of protection of agricultural land and landscape, due to the specific requirements of the NPPF. There is a potential negative impact in relation to the use of renewable energy sources, as sites being considered under this policy option would be for energy minerals and therefore, would not be promoting renewable energy. This has the potential to impact negatively on environmental sustainability. There is a potential positive impact on economic sustainability, due to the creation of energy from any minerals extracted as a result of this policy option.	Effect: Predominantly Neutral Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium Term	This option is not to be taken forward While this option has a number of potential positive sustainability impacts, it does not allow for local circumstances to be set out in relation to energy minerals, therefore, it is not considered to be the most appropriate option to take forward into the Local Plan.
Option 2 - Minerals Local Plan <i>Policy P17</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potential positive impacts on environmental sustainability in terms of biodiversity, agricultural land and landscape. There is a potential negative impact in relation to the use of renewable energy sources, as sites being considered under this policy option would be for energy minerals and therefore, would not be promoting renewable	Effect: Predominantly Neutral Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium Term	This option is not to be taken forward This policy relates specifically to oil and gas development, it does not consider other new energy sources or new technologies that have been developed since the policy was developed. Therefore, it is not considered appropriate to take this policy option forward.

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	energy. This has the potential to impact negatively on environmental sustainability. There is a potential positive impact on economic sustainability, due to the creation of energy from any minerals extracted as a result of this policy option.		
Option 3 - Berkshire Minerals and Waste Core Strategy <i>Policy M11</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potential positive impacts on environmental sustainability in terms of biodiversity, agricultural land and landscape. There is a potential negative impact in relation to the use of renewable energy sources, as sites being considered under this policy option would be for energy minerals and therefore, would not be promoting renewable energy. This has the potential to impact negatively on environmental sustainability. There is a potential positive impact on economic sustainability, due to the creation of energy from any minerals extracted as a result of this policy option.	Effect: Predominantly Neutral Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium Term	This option is not to be taken forward This policy relates specifically to oil and gas development, it does not consider other new energy sources or new technologies that have been developed since the policy was developed. Therefore, it is not considered appropriate to take this policy option forward.
Option 4 - New Policy <i>Energy Minerals</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potential positive impacts on environmental sustainability in terms of biodiversity, agricultural land and landscape as well as potentially on water quality and the transport network, depending on the final wording of the policy. There is a potential negative impact in relation to the use of renewable energy sources, as sites being considered under this policy option would be for energy minerals and therefore, would not be promoting renewable energy. This has the potential to impact negatively on environmental sustainability. There is a potential positive impact	Effect: Predominantly neutral Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium Term	This option is to be taken forward This option would allow for a specific policy option to be developed in relation to energy minerals, including oil and gas, but also any new technologies that have been developed, or may be developed in the future. It would also allow for detailed consideration of the different phases on energy mineral development (exploration and appraisal and commercial production).

	on economic sustainability, due to the creation of energy from any minerals extracted as a result of this policy option.		
Option 5 - New Policy <i>Location of development (Minerals)</i>	This policy option is likely to have an overall unknown impact on sustainability, due to the wide ranging nature of the policy option. There are potential positive impacts on environmental sustainability in terms of biodiversity, agricultural land and landscape. There is a potential positive impact on economic sustainability, due to the creation of energy from any minerals extracted as a result of this policy option.	Effect: Predominantly unknown Likelihood: Medium Scale: District wide Duration: Temporary Timing: Short/Medium Term	This option will be taken forward This policy option will be taken forward into the new Local Plan in any case, relating to a number of other topic areas (as discussed above), however, the policy remains relevant for all mineral development and therefore, is relevant to this topic area.

Choosing a policy option

All options were identified as having similar potential impacts through the SA/SEA process. Due to the specific nature of energy mineral production it is considered that it would be most appropriate to include a specific energy mineral policy in the local plan. This would allow for consideration of the different phases of energy mineral development (stage 1 - exploration and appraisal and stage 2 - commercial production). Option 5 will also be taken forward as it is relevant to a number of other topic areas, although not specifically relevant to this topic area.

5.2.1.2 Waste Policies

Pattern of Waste Management Facilities

West Berkshire is both an importer and exporter of waste. It is estimated that the total volume of waste managed in the district exceeds the total amount of waste arising within the district.

There is no non-inert landfill capacity within West Berkshire and limited recovery capacity (eg. Anaerobic digestion, incineration with energy recovery, gasification and pyrolysis). Any waste generated within West Berkshire that is not suitable for reuse or recycling is generally exported for processing outside the district (with the exception of inert waste destined for landfill, some of which is deposited within the authority). However, it should be noted that these two waste management methods are at the bottom of the waste hierarchy.

The Issues and Options consultation response supported the general approach to favour waste management functions that sit in the upper tranches of the waste hierarchy. It is not considered that a policy is required in relation to this issue.

Self-sufficiency in Waste Management

The total volume of waste managed in West Berkshire exceeds the total amount of waste that arises within the authority. It is acknowledged that there will always be a degree of cross-boundary movement of waste. National policy supports the principle of self-sufficiency, where each waste planning authority plans for the management of an amount of waste which is equivalent to the amount arising in the plan area.

It is recognised that it may not be possible to meet this requirement in full for each waste stream, particularly for hazardous and other specialist waste streams.

Although West Berkshire is currently a net importer of waste, the Local Waste Assessment (LWA) identifies that without additional waste management infrastructure this pattern may not be maintained over the plan period.

The Issues and Options consultation supported the approach to plan for a level of waste management capacity greater than the volume of waste arising in the district, however this is not a requirement of national policy and so the Council consider meeting net self-sufficiency is appropriate.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF & NPPW	This option would rely solely on the NPPF and NPPW. National policy requires local planning authorities to identify sufficient opportunities to meet the identified needs of their area for management of waste streams, therefore, supporting self-sufficiency. Therefore, this is not considered to be a reasonable alternative and a policy approach is required	No, this option will not be tested
Option 2 - Use withdrawn Berkshire Core Strategy Policy <i>W1 Waste Self-Sufficiency</i>	Policy W1 of the withdrawn Core Strategy includes a policy on self-sufficiency, however, it makes reference to the withdrawn RSS. While the policy approach may be considered appropriate, the inclusion of withdrawn regional planning documents is not, therefore, this option would require the policy to be updated to take into account current planning guidance. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - New Policy <i>Self-sufficiency of waste</i>	This option would allow a new policy to be developed for management in West Berkshire, focusing solely on self-sufficiency. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 4 - New Policy	This option would set out the locations where there would be a presumption in favour of waste development. Sites being considered under this policy would be helping to achieve self-sufficiency of waste management in West Berkshire. Therefore, this option is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

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<i>Location of development (waste)</i>		
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Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 2 - Berkshire Core Strategy <i>Policy W1</i>	This policy option is likely to have an overall neutral impact on sustainability. There is a potential positive impact in terms of the use of renewable energy, which could have a positive impact on environmental sustainability. However, there is also a potential negative impact on environmental sustainability in terms of the use of landfill for waste management.	Effect: Predominantly Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Medium/Long term	This option is not to be taken forward While there is an overall neutral impact on sustainability, this option does not take into account the specific local circumstances of West Berkshire as the policy approach was devised for a wider spatial area. Local circumstances could be important, and therefore, a specific West Berkshire policy is considered more appropriate.
Option 3 - New Policy <i>Self-sufficiency of waste</i>	This policy option is likely to have an overall neutral impact on sustainability. There is potential for a positive impact in terms of renewable energy, reuse and recycling of waste depending on the policy wording used.	Effect: Predominantly Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Medium/Long term	This option is to be taken forward This option would provide a general policy setting out the Council's approach to achieving self sufficiency of waste. This is considered to be the most appropriate option as it makes it clear the Council's approach to waste management. The policy does not however, make specific reference to sites or locations for waste sites.
Option 4 - New Policy <i>Location of Development (Waste)</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potential positive environmental sustainability impacts in terms of renewable energy, reuse and recycling of waste.	Effect: Predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Medium/Long term	This option is to be taken forward This option will set out where there will be a presumption in favour of waste development and will support the delivery of option 3, therefore, it is considered appropriate to include both policy options.

Choosing a policy option

While the SA/SEA indicates a similar sustainability outcome for all options tested, it is considered that a specific self-sufficiency of waste policy (Option 3) will be the most appropriate option to be included within the plan. This will set out the approach the Council are taking to waste management. Option 4 will also be taken forward to support the delivery of option 3.

Landfill/Land raising of non inert works

There are no active landfill sites in West Berkshire, except for inert wastes, therefore all non inert waste requiring disposal to landfill is exported out of the district. The geological make up of West Berkshire is one of the main factors limiting the scope for landfill in the district. The majority of landfill sites are former mineral extraction sites, and within West Berkshire the majority of landfill sites are within areas at risk of flooding and therefore, not suitable for landfill. In addition the depths of the void spaces in West Berkshire are not normally economically viable to develop into an engineered landfill site, due to the costs involved.

The disposal of waste is located at the bottom of the waste hierarchy and therefore, the necessary environmental permits and planning consents are harder to obtain.

If landfill capacity was to be developed in West Berkshire it is likely that this would include an element of land rising.

There is a general understanding that there is no significant demand for new non inert landfill capacity in the UK, with some local operators working outside West Berkshire seeking permission to close existing operational facilities due to insufficient waste materials being disposed of.

Following the Issues and Options consultation, respondents were generally opposed to the potential for the disposal of residual waste generated in the authority to be landfilled within West Berkshire. Development of such an approach relies on other authorities providing non-inert landfill capacity, however, there would be opportunities to offset or balance the lack of non-inert landfill capacity with additional waste management capacity higher up the waste hierarchy.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF	This would mean solely relying on the NPPF and NPPW. The NPPW requires that waste is driven up the waste management hierarchy, and therefore, would not necessarily support the use of landfill in many cases. This is considered to be a reasonable alternative.	Yes, this option will be tested
Option 2 - Retain Waste Local Plan for Berkshire Policy WLP14 Sites for	National policy has moved away from the provision of landfill sites to promote reuse and recycling of waste, therefore, the retention of these policies is not considered to be a reasonable alternative.	No, this option will not be tested

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<p><i>engineered landfill</i> WLP15 Temporary sites for engineered landfill WLP20 Other landfill sites for putrescible/polluting waste</p>		
<p>Option 3 - New Policy <i>Location of development (Landfilling)</i></p>	<p>This option would set out the locations where there would be a presumption in favour of development, while allowing for exceptional circumstances to be considered. Therefore, this option is considered to be a reasonable alternative and so will be tested through the SA/SEA.</p>	<p>Yes, this option will be tested</p>

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
<p>Option 1 - No Policy Rely on NPPF and NPPW</p>	<p>This policy option will have an overall neutral impact on sustainability. There are potential positive impacts in terms of driving waste up the waste hierarchy away from landfill towards reuse and recycling of waste. This will have a positive impact on environmental and economic sustainability.</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Medium/Long term</p>	<p>This option is not to be taken forward The NPPW supports the movement of waste up the waste hierarchy away from landfilling. However, the use of national policy does not allow for local circumstances to be taken into account and therefore, this policy is not considered to be the most appropriate to take forward.</p>
<p>Option 3 – New Policy <i>Location of development (landfill)</i></p>	<p>This policy option will have an overall neutral impact on sustainability. There are potential positive impacts in terms of environmental sustainability in terms of biodiversity as a result of any final restoration scheme proposed for sites considered under the policy. There are potential unknown impacts in terms of environmental and economic sustainability in terms of the impact of reuse/recycling of material and this would depend on whether imported material would be sorted prior to infilling. It is likely that any site considered under this policy would have a positive impact on economic sustainability in terms of impact on the</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Medium/Long term</p>	<p>This option is to be taken forward This option will provide a general policy setting out where there will be a presumption in favour of development. Landfill sites have a specific set of requirements and so the policy would need to include some specific criteria for this type of development.</p>

economy and job creation.		
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Choosing a policy option

Landfilling will only be acceptable in specific circumstances; therefore, it is considered that a specific policy focusing on the location of landfill sites would be the most appropriate option for the Local Plan (Option 3). The plan recognises the need to move waste up the waste hierarchy and there the wording of this policy will be very specific as to the situations where landfilling will be considered acceptable.

Location and distribution of waste sites

The majority of existing waste sites in West Berkshire are concentrated in the south eastern area of the authority, principally around Newbury, along the A4 to Theale and on the A340 linking the A4 to Tadley and Basingstoke. These locations are broadly speaking associated with historical mineral workings, however, there are no longer such strong links between extraction sites and waste management due to the movement of waste up the waste hierarchy away from landfilling.

The existing waste management infrastructure has good access to the locations of waste arising.

The Issues and Options consultation responses generally agreed that there was no one strategy that should be developed. No new waste sites have come forward through the various Calls for Sites, therefore, the Council will not be looking to allocate sites for waste development. Instead the focus will be on safeguarding existing sites and setting out the locations where waste development may be considered acceptable.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF & NPPW	This would mean reliance on the NPPF and NPPW. The NPPW requires local planning authorities to ensure enough sites to meet the arising from within the district, therefore, this is not considered to be a reasonable alternative as sites need to be identified or safeguarded through the plan.	No, this option will not be tested
Option 2 - Use withdrawn Berkshire Core Strategy policy <i>W3 The Spatial Distribution of Waste Facilities</i>	Policy W3 of the withdrawn Core Berkshire Strategy sets out the policy for the spatial distribution of waste facilities across Berkshire as a whole. It sets out primary areas of search and waste preferred areas for sites. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - New Policy	A new policy would mean the development of a specific policy in relation to where waste sites will be considered acceptable, including consideration of business/industrial estates as	Yes, this option will be tested

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<i>Location of development (waste)</i>	well as more traditional waste safeguarded areas. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	
Option 4 - New Policy <i>Safeguarding Waste</i>	This policy option would set out the Council's approach to safeguarding waste sites. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 2 - Berkshire Minerals and Waste Core Strategy <i>Policy W3</i>	This policy option is likely to have an overall neutral impact on sustainability. There is potentially a positive impact on environmental sustainability in relation to the promotion of rail and water transport for small scale sites.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Medium/Long term	This option is not to be taken forward This option has a number of positive sustainability impacts, however, it relates to a Key Diagram which will cover the whole of Berkshire, and therefore, it is not considered to be the most appropriate option to take forward.
Option 3 - New Policy <i>Location of waste sites</i>	This policy option will have an overall neutral impact on sustainability. There are potential positive impacts in terms of environmental sustainability in terms of biodiversity and landscape. A new policy would seek to drive waste up the waste hierarchy away from landfill towards reuse and recycling of waste, which would have a positive impact on environmental and economic sustainability.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Medium/Long term	This option is to be taken forward This option is considered to be the most appropriate to take forward into the plan. A specific waste sites location policy would mean that criteria specifically related to waste sites would be able to be included within the policy rather than a more general policy relating to the location of all sites, both minerals and waste.
Option 4 - New Policy <i>Safeguarding Waste</i>	This policy option will have an overall neutral impact on sustainability. However, there are also a number of positive impacts as the policy covers the safeguarding of a number of different types of sites. It is likely that there would be a positive impact on economic and environmental sustainability as the policy looks to safeguard sites for waste	Effect: Predominantly neutral Likelihood: Medium Scale: District wide Duration: Permanent	This option is to be taken forward Where there are already existing waste sites, this policy would seek to safeguard these facilities, therefore, this option is also considered appropriate to take forward into the plan as it will help to define the sites and

	management, including energy from waste and reuse and recycling streams.	Timing: Long Term	locations where waste development is considered acceptable.
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Choosing a policy option

All policy options tested are predicted to have a predominantly neutral sustainability impact. Options 3 and 4 together are considered to be the most appropriate options to take forward. Option 4 focuses on safeguarding existing sites, setting out the spatial distribution of existing sites, where as option 3 sets out where there would be a presumption in favour of development for waste facilities. Option 2 is considered too broad a policy as it relates to a much wider spatial area (the whole of Berkshire) to be taken forward.

Safeguarding of existing and proposed waste sites

Waste management facilities provide a vital service that is utilised by all residents and businesses in West Berkshire. While there will always be cross boundary movement of waste, it is important that West Berkshire seeks to continue to maintain the existing level of waste facilities in the district. Otherwise these facilities could be replaced by other types of development, which could hinder the ability of West Berkshire to achieve a position of net self sufficiency in Waste Management capacity.

Safeguarding of waste sites is considered to be an important planning policy tool to assist in delivering net self sufficiency in waste management capacity.

The responses to the Issues and Options consultation generally support the inclusion of a policy approach that ensures the appropriate safeguarding of waste management sites.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF & NPPW	This option would not provide opportunity to safeguard specific sites, any application coming forward would have to be considered on its own merits. There may be little scope to preserve the waste use of the site if an alternative use was proposed. This option is not considered to be a reasonable alternative and so will not be tested through the SA/SEA	No, this option will not be tested
Option 2 - Retain Waste Local Plan for Berkshire Policy <i>WLP21 Safeguarding sites for waste management</i>	Policy WLP21 considers safeguarding of sites. Many of the sites listed in the policy are either no longer retained as waste sites, or are outside West Berkshire. While the principle of the policy could be retained, the detail of the sites are no longer relevant, therefore, it is not considered to be a reasonable alternative and so will not be tested through the SA/SEA.	No, this option will not be tested

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Option 3 - Use withdrawn Berkshire Core Strategy policy <i>W8 Safeguarding of waste Management Facilities</i>	Policy W8 of the withdrawn core strategy deals with the safeguarding of waste management facilities. The policy does not specifically list sites, but does ensure that existing sites, sites with planning permission and waste preferred areas will be safeguarded from other development. The policy also sets out the conditions under which a safeguarded waste site may be considered appropriate for another use. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 4 - New Policy <i>Safeguarding of Waste Sites</i>	A new policy would allow the Council to specify the sites and areas which should be safeguarded, as well as set out the criteria for which a proposal for a non-waste use on a waste site may be considered appropriate. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 5 - New Policy <i>Safeguarding minerals and waste</i>	Alternative policy option would be to have a combined safeguarding policy for waste sites. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 3 - Berkshire Minerals and Waste Core Strategy <i>Policy W8</i>	This policy option will have an overall neutral impact on sustainability. There is likely to be a positive impact on economic sustainability through the safeguarding of existing sites, including in terms of employment opportunities.	Effect: Predominantly neutral Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent	This option will not be taken forward This option relates to sites across Berkshire, not just those in West Berkshire. While this is not necessarily an issue, the policy wording would need to be changed, to make it West Berkshire specific if this option was to be taken forward. As a result it is considered more appropriate to include a new West Berkshire specific policy within the Local Plan.
Option 4 - New Policy	This policy option will have an overall neutral impact on sustainability. There is likely to be a positive impact on economic sustainability through	Effect: Predominantly neutral	This option will be taken forward This policy option would allow the Council to

<i>Safeguarding of waste sites</i>	the safeguarding of existing sites, including in terms of employment opportunities.	Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent	set out a new policy specifically safeguarding waste sites within the district. There are different factors to be considered when safeguarding waste, and therefore, it is considered more appropriate for specific safeguarding policies for each type of development.
Option 5 - New Policy <i>Safeguarding Minerals and Waste policy</i>	This policy option will have an overall neutral impact on sustainability. However, there are also a number of positive impacts as the policy covers the safeguarding of a number of different types of sites. It is likely that there would be a positive impact on economic and environmental sustainability as the policy looks to safeguard sites for waste management, including energy from waste and reuse and recycling streams.	Effect: Predominantly neutral Likelihood: Medium Scale: District wide Duration: Permanent Timing: Permanent	This option will not be taken forward While this option would provide a single policy to safeguard all types of development it is considered that it may not provide adequate details to allow detailed consideration of the type of site as there are different factors that need to be considered for minerals and waste developments. Therefore, it is considered more appropriate to have separate safeguarding policies for minerals and waste development.

Choosing a policy option

All three of the options tested are predicted to have a predominantly neutral impact on sustainability. All three are likely to have a positive impact on economic sustainability by safeguarding existing sites and therefore, safeguarding jobs. Option 4 is considered to be the most appropriate option to take forward into the plan. There are differences between the safeguarding requirements for minerals and waste sites, and therefore, in terms of usability of the policy separate safeguarding policies are considered more appropriate.

New waste management technologies

There have been significant advances in waste management, meaning that new management technologies and techniques have emerged. There is a clear national intention to move towards a zero waste economy or circular economy, where no waste is generated. To achieve this goal this trend of greater advancement in new waste technologies is likely to continue into the future. In addition to new technologies, there has been an increase in recycling and re-use of waste materials.

The Issues and Options consultation supported the option to include policies in the Local Plan which facilitate the delivery of a range of waste management technologies, without being specific as to which technologies/facilities.

Policy Options

It is considered that a specific new technology policy would not be appropriate, but a more general policy considering the acceptability of the development of all waste sites would be more appropriate. This is because the planning process is concerned with the specific impacts of a proposal on the specific receiving environment within which it is proposed.

Facilities in AONB

74% of West Berkshire is located within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). This landscape is identified in the NPPF as having the highest status of protection in relation to landscape and scenic beauty. Great weight should be given to the conservation of such landscapes and the NPPF sets out a presumption against major developments in such designated areas.

Given the proportion of West Berkshire that is within the AONB, a proportion of the population live and work in this sensitive area, there is clearly a volume of waste that arises within the AONB that needs to be appropriately managed.

In addition to general waste streams there are specific waste streams relating to the equine and agricultural industries located within the AONB, such as equine and agricultural wastes.

The Issues and Options consultation responses supported the approach that great weight should be applied to the policy framework for waste sites in the AONB. It was not considered appropriate for the Local Plan to outright preclude waste management facilities within the AONB, and therefore, an exceptional circumstances policy may be considered more appropriate. It is recognised that any development would need to be located such that it does not have an adverse impact on the AONB. The development of local, small scale development to meet a local need may be considered acceptable.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF & NPPW	National policy states that major development should only take place in the AONB in exceptional circumstances. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 2 - New Policy <i>Waste development in the AONB</i>	Policy relating just too waste development proposals in the AONB. This would mean a specific policy relating to the development of waste management facilities in the AONB,	Yes, this option will be tested
Option 3 - New Policy	Policy considering all mineral/waste development within the AONB. This option would provide a single policy covering all development proposals in the AONB. However, the	No, this option will not be tested

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<i>Minerals and Waste development in the AONB</i>	NPPF requires slightly different approaches to minerals and waste development in the AONB, therefore, it is not considered appropriate for a single policy to cover both types of development. It may be that small scale waste development, in particular related to the rural economy, may be acceptable. Therefore, it is not considered appropriate to have a single policy for minerals and waste development in the AONB.	
Option 4 - New Policy <i>Location of development (Waste)</i>	This policy option would set out where there would be a presumption in favour of development for waste development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 5 - New Policy <i>Landscape</i>	This policy option would set out protections for the landscape character of an area, including the AONB. The policy would include when exceptional circumstances would be considered for development in protected landscapes. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy Rely on NPPF & NPPW	Overall this policy option is likely to have a neutral effect on sustainability. The NPPF promotes a presumption against development in the AONB, except in exceptional circumstances, which aims to protect the landscape of the AONB, with a positive impact on landscape and environmental sustainability.	Effect: Predominantly Neutral Likelihood: Medium Scale: AONB Duration: Permanent Timing: Long term	This option is not to be taken forward. The NPPF states that development should only take place in the AONB in exceptional circumstances, but does not go on to say what those exceptional circumstances may be. Therefore a local policy which considers local circumstances is considered to be more appropriate for inclusion in the Local Plan.
Option 2 - New Policy <i>Waste development in the AONB</i>	Overall this policy option is likely to have a neutral effect on sustainability. The NPPF promotes a presumption against development in the AONB, except in exceptional circumstances, which aims to protect the landscape of the AONB, with a positive impact on landscape and environmental sustainability.	Effect: Predominantly neutral Likelihood: Medium Scale: AONB Duration: Permanent	This option will not be taken forward Under national policy there is a presumption against major development in the AONB, therefore, this policy would be an exceptions policy setting out when waste

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		Timing: Long Term	development in the AONB may be acceptable. It is considered that this could be adequately covered by a more general policy on the location of development (option 4).
Option 4 - New Policy <i>Location of development (Waste)</i>	Overall this policy option is likely to have a neutral effect on sustainability. For the policy to be in accordance with the NPPF there would be a presumption against development in the AONB, except in exceptional circumstances, which would protect the landscape of the AONB, resulting in a positive impact on landscape and environmental sustainability.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long term	This option will be taken forward This policy option would set out a general policy as to where there would be a presumption in favour of development. Following the drafting of possible policy wording it was considered that this policy option would provide a more usable policy than a specific AONB policy that relates solely to waste development in the AONB.
Option 5 - New Policy <i>Landscape</i>	Overall this policy option is likely to have a neutral effect on sustainability, however, there is predicted to be a significant positive impact on environmental sustainability as a result of the policy focusing on the protection of the landscape. The policy does predict a number of potential positive impacts as a result of the policy approach to protecting the character of the landscape, in particular in protected landscape. There is likely to be an unknown impact on economic sustainability, as under this policy, exceptional circumstances would need to be demonstrated to permit development in protected landscapes, therefore, the impact would depend on whether exceptional circumstances could be demonstrated.	Effect: Predominantly neutral, with a significantly positive impact on environmental sustainability Likelihood: medium Scale: District Wide Duration: Permanent (Waste) Timing: Long term	This option will be taken forward This option will set out the general principles in relation to protection of landscape character, particularly in the AONB. It would cover all sites, both minerals and waste, put forward for consideration and is therefore, considered complementary to the location of development policy (option 4).

Choosing a policy option

All options were identified as having similar potential impacts through the SA/SEA process. Policy option 4 was considered to be the most appropriate to take forward into the Local Plan as it would set out the locations where there would be a presumption in favour of development.

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This policy would not just refer to development in the AONB, but across the whole district. To compliment this, it is considered that a specific landscape policy, setting out requirements for protection of landscape character, specifically in the AONB, should be included in the plan (option 5). This will help to identify when there are exceptional circumstances when development within protected landscape may be considered acceptable.

Equine Waste

Equestrian activities and related development, together with the racehorse breeding and training industry are characteristic of West Berkshire. Such sites are usually found within the AONB, and Lambourn is a particularly important location for the racehorse industry.

In the UK horse manure, subject to certain controls, is not always considered waste, therefore, it is likely that only a limited proportion of the equine waste arising in the district may actually be considered as “waste”.

The Issues and Options consultation responses suggest that it is unlikely that additional capacity will be required through the plan period for the management of equine waste, and therefore, criteria based policies may be more appropriate to manage any applications for this waste stream.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF & NPPW	This would mean a reliance on the NPPF and NPPW. There are not specific policies included in these national documents, and so this waste stream would just be treated as a general waste application. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 2 - Retain Waste Local Plan for Berkshire Policy <i>WLP19 Farm and Stable Waste</i>	Policy WLP19 of the existing local plan refers to farm and stable waste outside preferred areas. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - Use withdrawn Berkshire Core Strategy policy <i>W7 Specialist Waste Management</i>	Equine Waste would come under W7 (Specialist Waste Management Facilities) of the withdrawn Core Strategy. This is a more general policy covering a number of potential waste management facilities and is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

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<i>Facilities</i>		
Option 4 - New Policy <i>Specific equine waste policy</i>	A new policy specific to equine waste – this would mean a specialist policy would be developed for this waste stream. However, there is a very limited amount of equine waste arising in West Berkshire, therefore, it is not considered appropriate or necessary to include a specific equine waste policy within the Local Plan.	No, this option will not be tested
Option 5 - New Policy <i>Specialist waste management policy</i>	This would provide a more general policy covering different kinds of waste management facilities that may be suitable. This is considered to be more appropriate than option 4.1, as only very small amounts of equine waste are produced in West Berkshire, and a more general policy would reduce repetition of policies and the criteria for equine waste facilities would be similar to a whole range of other specialist facilities. This option is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 6 - New Policy <i>Location of development (Waste)</i>	This policy option would set out where there would be a presumption in favour of development for waste development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy Rely on NPPF & NPPW	This policy option is likely to have an overall neutral impact on sustainability. Due to the aims of the NPPF to promote sustainable development, there are a number of potential positive sustainability impacts that could result from this option including, the promotion of reuse and recycling and reducing the amount of waste going to land fill. The NPPF also supports sustainable transport, therefore there are potential positive impacts in relation to transport and traffic.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long term	This option is not to be taken forward Whilst this policy option could result in positive sustainability impacts, the reliance on the NPPF and NPPW does not allow for local circumstances to be taken into account and therefore, this is not considered the most appropriate option to take forward.
Option 2 - Waste Local Plan <i>Policy W19</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potentially positive impacts in terms of utilising previously developed land as well as considerations of townscape and landscape all of which are likely to have a positive impact on environmental sustainability.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent	This option is not to be taken forward This policy cross refers to a number of other policies that existed in the WLPB, which related to a number of factors, some of which are not relevant to West Berkshire. As a result it is considered more appropriate

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		Timing: Long Term	to include a new West Berkshire specific policy within the Local Plan.
Option 3 - Berkshire Core Strategy <i>Policy W7</i>	This policy option is likely to have an overall neutral impact on sustainability. The only positive impact resulting from this policy option is likely to be in relation to the promotion of reuse and recycling, which would have a positive impact on environmental sustainability.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term	This option is not to be taken forward This option relates to utilising a policy approach developed for the whole of Berkshire, not just West Berkshire. While this is not necessarily an issue, the policy wording would need to be changed, to make it West Berkshire specific if this option was to be taken forward. As a result it is considered more appropriate to include a new West Berkshire specific policy within the Local Plan.
Option 5 - New Policy <i>Specialist waste management policy</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potentially positive impacts in terms of utilising previously developed land as well as considerations of townscape and landscape all of which are likely to have a positive impact on environmental sustainability.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term	This option is to be taken forward This policy option would allow the Council to set out a new policy specifically relating to all types of specialist waste management, including equine waste. This option would recognise that there are local sources of specialist waste that may need to be considered.
Option 6 - New Policy <i>Location of development (Waste)</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potential positive environmental sustainability impacts in terms of renewable energy, reuse and recycling of waste.	Effect: Predominantly neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Medium/Long term	This option is to be taken forward This option will be taken forward in relation to a number of topic areas (as discussed above). It is likely to be a consideration of the location of waste water facilities and therefore, is also relevant to this topic.

Choosing a policy option

All policy options tested predict a predominantly neutral impact on sustainability. All the options have some predicted positive impacts on environmental sustainability in terms of the promotion of reuse and recycling of waste. Options 2, 5 and 6 are also predicted to have a positive environmental sustainability in relation to landscape and/or townscape. Option 1, which would rely solely on the NPPF is predicted to have a number of positive impacts in terms of the promotion of sustainable transport, as this is one of the key elements of the NPPF. Option 5 is considered to be the most appropriate to be taken forward. This option recognises that there may be a number of specialist waste requirements in West Berkshire, not just for equine waste. A single specialist waste policy means that there is no need for individual specialist waste policies with very similar wording to be included within the plan. Option 6 will also be taken forward in the plan in relation to a number of topic areas, but is also relevant to this topic.

Waste Water treatment/Management of sewage sludge

Sewage sludge is a natural by-product of the wastewater treatment process. Thames Water, a private utilities company, is responsible for wastewater treatment in West Berkshire. Due to improved wastewater treatment standards and an increasing population more sewage sludge is now produced than in the past. Thames Water has confirmed that typically 100% of the dry solids produced from the wastewater treatment process can be put to beneficial use, with none disposed of to landfill.

Through the Issues and Options consultation there is some support for a policy approach that facilitates the provision of facilities for managing this waste stream. Thames Water has said that, based on current projections, it is unlikely that new sewage treatment facilities will be required within the district over the plan period, and that existing sites would be able to accommodate projected levels of growth, and as such there is a preference for a criteria based policy approach in relation to this waste stream.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy Rely on NPPF & NPPW	This would mean a reliance on the NPPF and NPPW. There are not specific policies included in these national documents, and so this waste stream would just be treated as a general waste application. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 2 - Retain Waste Local Plan for Berkshire Policy <i>WLP18 Sewage Works</i>	Policy WLP18 of the existing local plan refers to Sewage Works outside preferred areas. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - Use withdrawn Berkshire	Waste water/sewage treatment would come under W7 (Specialist Waste Management Facilities) of the withdrawn Core Strategy. This is a more general policy covering a number	Yes, this option will be tested

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Core Strategy policy <i>W7 Specialist Waste Management Facilities</i>	of potential waste management facilities and is considered to be a reasonable alternative and so will be tested through the SA/SEA.	
Option 4 - New Policy <i>Waste Water policy</i>	A new policy specific to waste water/sewage treatment waste – this would mean a specialist policy would be developed for this waste stream. However, there is limited demand for new waste water/sewage treatment works and therefore, it is not considered appropriate or necessary to include a specific policy within the Local Plan.	No, this option will not be tested
Option 5 - New Policy Specialist Waste management policy	This would provide a more general policy covering different kinds of waste management facilities that may be considered. This is considered to be more appropriate than option 4.1, as only very small amounts of equine waste are produced in West Berkshire, and a more general policy would reduce repetition of policies and the criteria for waste water/sewage treatment facilities would be similar to a whole range of other specialist facilities. This is option is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 6 - New Policy <i>Location of development (Waste)</i>	This policy option would set out where there would be a presumption in favour of development for waste development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy Rely on NPPF & NPPW	This policy option is likely to have an overall neutral impact on sustainability. Due to the aims of the NPPF to promote sustainable development, there are a number of potential positive sustainability impacts that could result from this option including, the promotion of reuse and recycling and reducing the amount of waste going to land fill. The NPPF also supports sustainable transport, therefore there are potential positive impacts in relation to transport and traffic.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long term	This option is not to be taken forward Whilst this policy option could result in positive sustainability impacts the reliance on the NPPF and NPPW it does not allow for local circumstances to be taken into account and therefore, this is not considered the most appropriate option to take forward.

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<p>Option 2 - Waste Local Plan</p> <p><i>Policy W18</i></p>	<p>This policy option is likely to have an overall neutral impact on sustainability. There are potentially positive impacts in terms of utilising previously developed land as well as considerations of townscape and landscape all of which are likely to have a positive impact on environmental sustainability.</p>	<p>Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term</p>	<p>This option is not to be taken forward</p> <p>This policy cross refers to a number of other policies that existed in the WLPB, which related to a number of factors, some of which are not relevant to West Berkshire. As a result it is considered more appropriate to include a new West Berkshire specific policy within the Local Plan.</p>
<p>Option 3 - Berkshire Core Strategy</p> <p><i>Policy W7</i></p>	<p>This policy option is likely to have an overall neutral impact on sustainability. The only positive impact resulting from this policy option is likely to be in relation to the promotion of reuse and recycling, which would have a positive impact on environmental sustainability.</p>	<p>Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term</p>	<p>This option is not to be taken forward</p> <p>This option relates to utilising a policy approach developed for the whole of Berkshire, not just West Berkshire. While this is not necessarily an issue, the policy wording would need to be changed, to make it West Berkshire specific if this option was to be taken forward. As a result it is considered more appropriate to include a new West Berkshire specific policy within the Local Plan.</p>
<p>Option 5 - New Policy</p> <p>Specialist waste management policy</p>	<p>This policy option is likely to have an overall neutral impact on sustainability. There are potentially positive impacts in terms of utilising previously developed land as well as considerations of townscape and landscape all of which are likely to have a positive impact on environmental sustainability.</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term</p>	<p>This option is to be taken forward</p> <p>This policy option would allow the Council to set out a new policy specifically relating to all types of specialist waste management, including equine waste. This option would recognise that there are local sources of specialist waste that may need to be considered.</p>
<p>Option 6 - New Policy</p> <p><i>Location of development</i></p>	<p>This policy option is likely to have an overall neutral impact on sustainability. There are potential positive environmental sustainability impacts in terms of renewable energy, reuse and recycling of waste.</p>	<p>Effect: Predominantly Neutral Likelihood: High Scale: District Wide</p>	<p>This option is to be taken forward</p> <p>This option will be taken forward in relation to a number of topic areas (as discussed above). It is likely to be a consideration of</p>

(Waste)		Duration: Permanent Timing: Medium/Long term	the location of waste water facilities and therefore, is also relevant to this topic.
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Choosing a policy option

All policy options tested predict a predominantly neutral impact on sustainability. All the options have some predicted positive impacts on environmental sustainability in terms of the promotion of reuse and recycling of waste. Option 5 is considered to be the most appropriate to be taken forward. This option recognises that there may be a number of specialist waste requirements in West Berkshire, not just for waste water/sewage sludge. A single specialist waste policy means that there is no need for individual specialist waste policies with very similar wording to be included within the plan. Option 6 will also be taken forward in the plan in relation to a number of topic areas, but is also relevant to this topic.

Radioactive Waste Arising

The Atomic Weapons Establishment (AWE) sites of Aldermaston and Burghfield are located within West Berkshire. These sites undertake research and development, design, manufacturing, servicing and decommissioning of the country’s nuclear deterrent. While these are the only sites that generate significant volumes of radioactive waste, radioactive material will originate from other sources (eg. Commercial and industrial operations, medical, veterinary and research establishments).

In essence there are two levels of radioactive waste arising that normally need to be considered – low level radioactive waste (LLW) and very local level radioactive waste (VLLW). There are currently no facilities in the UK where higher level wastes can be disposed of, however, this is being considered at a national level and therefore, does not need to be considered as part of the emerging Minerals and Waste Local Plan.

Due to the limited volumes of material produced, and the specialist nature of radioactive waste, it is recognised that it is unlikely to be economically viable for the Council to seek to pursue a strategy whereby any radioactive waste management facilities in West Berkshire would only manage radioactive waste solely arising from within the district.

Currently radioactive waste arising in West Berkshire is dealt with through existing contracts, and therefore, it is considered that there is adequate treatment/process and storage capacity to manage this waste stream. However, this does not prevent new proposals coming forward, therefore, a criteria based policy approach is considered to be appropriate to ensure such proposals can be considered.

Policy Options

Policy Option	Reasonable Alternative?	
Option 1 - No Policy	This would mean a reliance on the NPPF and NPPW. There are not specific polices included in these national documents, and so this waste stream would	Yes, this option will be tested

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Rely on NPPF & NPPW	just be treated as a general waste application. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	
Option 2 - Use withdrawn Berkshire Core Strategy policy <i>W7 Specialist Waste Management Facilities</i>	Radioactive waste would come under W7 (Specialist Waste Management Facilities) of the withdrawn Core Strategy. This is a more general policy covering a number of potential waste management facilities and is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested
Option 3 - New Policy <i>General Specialist Waste management policy</i>	This would provide a more general policy covering different kinds of waste management facilities that may be considered. This is considered to be more appropriate than option 4.1, as only very small amounts of equine waste are produced in West Berkshire, and a more general policy would reduce repetition of policies and the criteria for radioactive waste facilities would be similar to a whole range of other specialist facilities. This option would provide a similar SA/SEA outcome to option 2 and therefore, it has not been retested.	No, this option will not be tested
Option 4 - New Policy <i>Radioactive Waste policy(AWE)</i>	A new policy specific to radioactive waste – this would mean a specialist policy would be developed for this waste stream. There is limited demand for new radioactive waste disposal in West Berkshire, however, the presence of AWE means that the possibility for radioactive waste needs to be considered.	Yes, this option will be tested
Option 5 - New Policy <i>Location of development (Waste)</i>	This policy option would set out where there would be a presumption in favour of development for waste development. This is considered to be a reasonable alternative and so will be tested through the SA/SEA.	Yes, this option will be tested

Assessing the options

Policy Option	Summary of SA/SEA	Summary of effects	Recommendation & Justification
Option 1 - No Policy <i>Rely on NPPF & NPPW</i>	This policy option is likely to have an overall neutral impact on sustainability. Due to the aims of the NPPF to promote sustainable development, there are a number of potential positive sustainability impacts that could result from this option including, the promotion of reuse and recycling and reducing the amount of waste going to land fill. The NPPF also supports sustainable transport, therefore there are potential positive	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long term	This option is not to be taken forward Whilst this policy option could result in positive sustainability impacts the reliance on the NPPF and NPPW does not allow for local circumstances to be taken into account and therefore, this is not considered the most appropriate option to take forward.

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	impacts in relation to transport and traffic.		
Option 2 - Berkshire Core Strategy <i>Policy W7</i>	This policy option is likely to have an overall neutral impact on sustainability. The only positive impact resulting from this policy option is likely to be in relation to the promotion of reuse and recycling, which would have a positive impact on environmental sustainability.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term	This option is not to be taken forward This option relates to utilising a policy approach developed for the whole of Berkshire, not just West Berkshire. While this is not necessarily an issue, the policy wording would need to be changed, to make it West Berkshire specific if this option was to be taken forward. As a result it is considered more appropriate to include a new West Berkshire specific policy within the Local Plan
Option 4 - New Policy <i>Radioactive Waste (AWE)</i>	This policy option is likely to have an overall neutral impact on sustainability. There is likely to be a positive environmental impact in terms of use of previously developed land.	Effect: Predominantly Neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long Term	This option is to be taken forward Given the presence of AWE within West Berkshire, it is considered that a specific policy relating to radioactive waste produced from the site would be beneficial in the plan.
Option 5 - New Policy <i>Location of development (Waste)</i>	This policy option is likely to have an overall neutral impact on sustainability. There are potential positive environmental sustainability impacts in terms of renewable energy, reuse and recycling of waste.	Effect: Predominantly Neutral Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term	This option is to be taken forward This option will be taken forward in relation to a number of topic areas (as discussed above). It is likely to be a consideration of the location of radioactive facilities and therefore, is also relevant to this topic.

Choosing a policy option

All policy options tested predict a predominantly neutral impact on sustainability. Given that AWE is a local business dealing specifically with radioactive material, it is considered important to have a policy that recognises this as a local waste stream. Therefore, option 4 will be taken forward. Option 5 will also be taken forward in the plan in relation to a number of topic areas, but is also relevant to this topic.

Management of London’s Waste

There is no national policy requiring local authorities to have a specific policy in relation to managing London’s Waste. Therefore, it is not intended to include a policy within the local plan specifically relating to the management of London’s Waste.

Re-working old landfill sites

This issue was raised as part of the Issues and Options consultation. Re-working of old landfill sites means that any reusable, recoverable or recyclable material that has historically been deposited in landfill can be removed. There are opportunities to provide environmental benefits as a result of the reworking of these sites. However, there has been limited interest in West Berkshire for this type of work. As a result of the issues and options consultation, it was considered appropriate to include an approach to this topic within the Local Plan, so that should any sites come forward for re-working there is a policy approach set out in the plan.

Policy Options

There are no existing options for this topic area, and therefore, the only reasonable alternative will be to include a new policy within the Local Plan.

Assessing the Option

Policy Option	Summary of SA/SEA	Summary of SA/SEA effects	Recommendation & Justification
Option 1 - New Policy Re-working old landfill sites	<p>The policy is likely to have an overall neutral impact on sustainability. There are a number of potential positive environmental and economic impacts as reworking of old landfill sites would remove the recoverable material making best use of material that could be reused or recycled. There are also some potential negative impacts predominantly on social and economic sustainability associated with the reworking operations, however, these are likely to be short/medium term associated with the works themselves, but following restoration the impacts should be neutral.</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium Term</p>	<p>Policy option is taken forward</p> <p>This option was considered to be the only reasonable alternative.</p>

Choosing a Policy Option

Option 1 was considered the only reasonable alternative policy option that was identified to be tested and it is therefore recommended that this is taken forward.

Other policies that will be required

Some general policies covering issues that were raised during the Sites Consultation, and meet the requirements of the NPPF for certain elements to be considered within a Local Plan.

Flooding

The NPPF requires Local planning authorities to adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations (para 94). Coastal change is not relevant in West Berkshire and water supply and demand are not specific issues for minerals and waste planning. Flood risk is a particular issue in parts of West Berkshire, as demonstrated by the SFRA and therefore, it is considered important to include a policy in relation to flooding and water management within the Minerals and Waste Local Plan.

The West Berkshire Core Strategy includes a policy on flooding (CS16), however, as the Core Strategy is due to be replaced by a new Local Plan in the near future, it is not considered appropriate to rely on this policy and therefore, a new policy within the Minerals and Waste Local Plan is proposed.

Biodiversity and Geodiversity

The NPPF requires that impacts on biodiversity are minimised and sets out requirements for planning policies (para 117). While the West Berkshire Core Strategy includes a biodiversity policy (CS17), the Core Strategy is due to be replaced by a new Local Plan in the near future, and therefore, it is not considered appropriate to rely on this policy and so a new policy within the Minerals and Waste Local Plan is proposed.

Best and most versatile agricultural land

The NPPF states that development should, where possible avoid the best and most versatile agricultural land (Para 143). As this is a specific issues relating to minerals development there are no alternative policies available, and solely relying on the NPPF is not considered appropriate, therefore, a new policy is proposed for inclusions within the Minerals and Waste Local plan.

Historic Environment

The NPPF requires Local Plans to have a positive strategy for the conservation and enjoyment of the historic environment (para 126). While the West Berkshire Core Strategy includes a policy on the Historic Environment and Landscape Character (CS19), the Core Strategy is to be replaced by a new Local Plan in the near future, so it is not considered appropriate to rely on this policy. As a result a new policy is proposed to be included within the Minerals and Waste Local Plan.

Public health, safety and amenity

Minerals and waste development have the potential to negatively impact on public health, safety and amenity, therefore, these are specific areas that it is considered should be included within the Local Plan. There are no other local policies related to these topic areas, and solely

relying on the NPPF is not considered appropriate. Therefore, it is considered appropriate to include a policy within the Minerals and Waste Local Plan.

Design

The NPPF requires good design as a key aspect of sustainable development (para 56). While the core Strategy includes a policy on Design Principles (CS14), the Core Strategy is to be replaced by a new Local Plan in the near future, and so it is not considered appropriate to rely on this policy. As a result a new policy is proposed to be included within the Minerals and Waste Local Plan.

Rights of Way

Minerals and Waste Development can have specific impacts on the rights of way network resulting in the need for rights of way to be diverted or replaced. As a result it is considered necessary that a specific policy approach is included within the Minerals and Waste Local Plan to set out the considerations regarding the rights of way network when considering applications.

Sustainable development

Achieving sustainable development is the main aim of the NPPF, however, it is considered to be worthwhile including a local sustainable development policy within the Minerals and Waste Local Plan.

Cumulative Impact

There are specific issues, such as transport and impact on amenity, that can result from minerals and waste development occurring in close proximity to each other or over the same timescale. As a result it is considered that the Local Plan should include a specific policy requiring consideration of cumulative impacts.

Climate Change

Climate Change is a global issue, and in a small way the Minerals and waste Local Plan has the opportunity to require consideration of the impacts such development would have on greenhouse gas emissions and climate change. As a result it is considered appropriate to include a climate change policy within the Local Plan.

5.2.2 Site Selection

All sites submitted through the Call for Sites in 2014 have been considered as part of the site selection process. The site selection process has identified realistic alternatives for sites, meaning that only sites with a realistic chance of being deliverable have been considered and taken through the SA and site selection processes, as set out above.

The SA/SEA process has been used to identify where sites may have an impact on sustainability.

All of the site assessment forms, including the SA/SEA, are set out in appendix 5. The tables below outline the findings of the site specific SA/SEA and site selection information to detail whether or not the sites are recommended as Preferred Options for Allocation.

5.2.2.1 Minerals Sites

Minerals can only be worked where they lie, which means that there are a limited number of sites suitable for mineral extraction. These are largely focused along the Kennet Valley in the south west of West Berkshire. Minerals working is a temporary land use, and following completion of the extraction phase restoration should return the site to its original land use, or an alternative land use with additional benefits, such as biodiversity enhancements, flood mitigation measures or amenity benefits. Therefore, many of the impacts highlighted in the SA/SEA process are only temporary for the lifetime of the works, with a longer term neutral impact following completion of the works on site.

A total of 16 possible minerals sites were submitted to the Council for consideration for allocation in the Local Plan. Of these three were automatically excluded, due to their location in the AONB and the national policy regarding minerals development in the AONB. The other 12 sites were subject to site assessment and SA/SEA as realistic alternatives for development. The comments made during the 'Sites Consultation' in summer 2016 were also taken into account as part of the site assessment process.

Table 10 Minerals Site Assessment			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
Frouds Lane, Aldermaston (MW001) <i>Mineral extraction and processing plan</i>	Overall development of this site would be likely to have a neutral impact on environmental sustainability, with a potential significantly negative impact as a result of the landscape impact. Despite the temporary nature of this development, it is considered that the landscape impact could not be mitigated to prevent harm to the landscape. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy.	Effect: Predominantly neutral impact, with a possible significant negative impact on environmental sustainability in terms of landscape. Likelihood: Medium Scale: local Duration: Temporary Timing:	The site is not recommended for allocation. The site is not considered suitable for development in landscape terms, which results in a potential significantly negative impact on environmental sustainability.

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		Short/Medium Term	
<p>Aldermaston Bridge, Aldermaston (MW003)</p> <p><i>Mineral extraction</i></p>	<p>Overall development of this site would be likely to have a negative impact on environmental sustainability. However, development of this nature is temporary and good restoration would return the site to a similar, or better, state than its current state. Mitigation measures would be required for the duration of the development to ensure no long term negative impacts result from the development. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy.</p>	<p>Effect: Predominantly negative Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term</p>	<p>This site is not recommended for allocation.</p> <p>Only a small portion of the site is considered suitable for development, which makes the site unviable and therefore undeliverable and it will not be taken forward into the plan.</p>
<p>Boot Farm, Brimpton Common (MW004)</p> <p><i>Mineral extraction</i></p>	<p>Overall development of this site would be likely to have a neutral impact on sustainability. A number of negative impacts have been identified, mainly in relation to environmental sustainability, however, these are likely to be short/medium term impacts as a result of the development itself but there should be no long term negative impacts as mineral development is temporary in nature. Good restoration should mean that there is no long term negative impact, and could result in improvements, especially in relation to environmental sustainability. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy. Potential impacts on social sustainability are likely to be neutral in the long term, but there could be some short/medium term negative impacts unless adequate mitigation measures are introduced.</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term</p>	<p>The site is recommended for allocation.</p> <p>The site is considered suitable for development in landscape terms, with limited long term impacts on sustainability that can be mitigated. In the long term restoration of the site will result in the site being returned to its existing condition.</p>
<p>Colthrop Aggregate Processing Plant, Thatcham (MW006)</p>	<p>Overall development of this site would be likely to have a neutral impact on sustainability as the site is already operational and the proposal is for a slight increase in the amount of mineral processed on the site. There is likely to be a positive impact on environmental sustainability in terms of the use of previously developed land. There are also a number of</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: Local</p>	<p>The site is not recommended for allocation.</p> <p>The site has permanent permission for a mineral processing plant and therefore, does not need to be</p>

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<p><i>Mineral Processing Plant (existing)</i></p>	<p>positive impacts in relation to environmental and economic sustainability as the site processes secondary and recycled aggregates and impact on the local economy. There is a potential negative impact on environmental sustainability in terms of air quality and public nuisance as the extension of the site could result in additional traffic movements, however, mitigation measures already in place should help to reduce this impact.</p>	<p>Duration: Permanent Timing: Long Term</p>	<p>allocated through the plan.</p>
<p>Cowpond Piece, Ufton Nervet (MW007) <i>Mineral extraction</i></p>	<p>Overall development of this site would be likely to have a neutral impact on sustainability. A number of negative impacts have been identified, mainly in relation to environmental sustainability, however, these are likely to be short/medium term impacts as a result of the development itself but there should be no long term negative impacts as mineral development is temporary in nature. Good restoration should mean that there is no long term negative impact, and could result in improvements, especially in relation to environmental sustainability. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy. Potential social sustainability is likely to be neutral in the longer term, but in the short term, without adequate mitigation measures there could be a negative impact on amenity.</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term</p>	<p>The site is recommended for allocation.</p> <p>The site is considered suitable for development in landscape terms, with limited long term impacts on sustainability that can be mitigated. In the long term restoration of the site will result in the site being returned to its existing condition</p>
<p>Firlands, Burghfield Common (MW008) <i>Mineral extraction</i></p>	<p>Overall development of this site would be likely to have a neutral impact on sustainability. There are some potential negative impacts in relation to environmental sustainability, however, these are likely to be short/medium term impacts as the result of the development itself but there should be no long term negative impacts as mineral development is temporary in nature. Good restoration should mean that there is no long term negative impact, and could result in improvements, especially in relation to environmental sustainability. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy. Potential social sustainability is likely to be</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term</p>	<p>The site is recommended for allocation.</p> <p>The site is considered suitable for development in landscape terms, with limited long term impacts on sustainability that can be mitigated. In the long term restoration of the site will result in the site being returned to its existing condition</p>

	neutral in the longer term, but in the short term, without adequate mitigation measures there could be a negative impact on amenity.		
Land off Spring Lane, Aldermaston (MW010) <i>Mineral extraction</i>	Overall the site is likely to have a neutral impact on sustainability. A number of negative impacts have been identified, mainly in relation to environmental sustainability, however, these are likely to be short/medium term impacts as a result of the development itself but there should be no long term, negative impacts as mineral development is temporary in nature. Good restoration should mean that there is no long term negative impact, and could result in improvements, especially in relation to environmental sustainability. There are concerns regarding landscape, although a reduced site area would help to mitigate this impact. There are also concerns regarding the impact of HGVs on the local highway network. It is considered that this could have longer term negative sustainability impacts without mitigation measures, both during and after works on the site. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy. Potential social sustainability is likely to be neutral in the longer term, but in the short term, without adequate mitigation measures there could be a negative impact on amenity.	Effect: Predominantly neutral Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term	The site is not recommended for allocation. Only a small part of the site is considered suitable for development in landscape terms, which could impact on viability and delivery of the site. In addition there is significant concern regarding access and the suitability of the local highway network for HGV traffic.
Long Lane, Cold Ash (MW011) <i>Mineral extraction</i>	Overall development of the site would be likely to have a neutral impact on sustainability, however it is predicted that there would be a significantly negative impact on environmental sustainability as a result of the landscape impact from developing this site. A number of other negative impacts are predicted in relation to environmental sustainability, however, these are likely to be short/medium term as good restoration of the site should restore the site to a similar state to its current state. Mitigation measures would be required to ensure no long term negative impacts on these elements. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and	Effect: Predominantly neutral, with a significantly negative impact on environmental sustainability in relation to landscape. Likelihood: Medium	The site is not recommended for allocation. The site is not considered suitable for development in landscape terms, which results in a potential significantly negative impact on environmental sustainability.

	supporting the local economy.	Scale: local Duration: Temporary Timing: Short/Medium Term	
Wasing Lower Farm, Aldermaston (MW012) <i>Mineral extraction</i>	Overall development of this site would be likely to have a negative impact on environmental sustainability, with the exception of the environmental benefits through boosting recycling and the production of recycled aggregate. Development of this nature is temporary and good restoration would return the site to a similar or better state than its current state. Mitigation measures would be required for the duration of the development to ensure no long term negative impacts result from the development. It is predicted that there would be a positive impact on economic sustainability as a result of supporting the local economy. It is also predicted that there would be a positive impact in relation to flooding as extraction of the site could result in improved flood water storage.	Effect: Predominantly negative Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term	The site is recommended for allocation. The site is considered suitable for development in landscape terms, with limited long term impacts on sustainability that can be mitigated. In the long term restoration of the site will result in the site being returned to its existing condition
Manor Farm, Brimpton (MW013) <i>Mineral extraction</i>	Overall the site would be likely to have a negative impact on environmental sustainability, with the exception of the environmental benefits of the production of recycled aggregate and the associated recycling rates. However, development of this nature is temporary and good restoration would return the site to a similar, or better, state than its current state. Mitigation measures would be required for the duration of the development to ensure no long term negative impacts result from the development. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy. There is also a potentially positive impact in relation to managing and reducing flood risk.	Effect: Predominantly negative Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term	The site is recommended for allocation. The site is considered suitable for development in landscape terms, with limited long term impacts on sustainability that can be mitigated. In the long term restoration of the site will result in the site being returned to its existing condition
Padworth Park Farm, Lower Padworth	Overall development of the site would be likely to have a negative impact on sustainability, with a significantly negative impact on environmental sustainability as a result of the	Effect: Predominantly Negative, with a	The site is not recommended for allocation.

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<p>(MW014)</p> <p><i>Mineral extraction</i></p>	<p>landscape impact from developing the site. It is not considered that this negative impact could be mitigated, where as many of the other negative sustainability impacts could be mitigated reducing the impact of the development in the short/medium term. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy and also in terms of flood risk as restoration of the site could provide improved flood risk management.</p>	<p>significantly negative impact on environmental sustainability as a result of the landscape impact. Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term</p>	<p>The site is not considered suitable for development in landscape terms, which results in a potential significantly negative impact on environmental sustainability.</p>
<p>Tidney Bed, Ufton Nervet (MW015)</p> <p><i>Mineral extraction</i></p>	<p>Overall development of this site would be likely to have a negative impact on environmental sustainability, with the exception of the environmental benefits of the production of recycled aggregate and the associated recycling rates. However, development of this nature is temporary and good restoration would return the site to a similar or better state than its current state, resulting in a neutral impact. Mitigation measures would be required for the duration of the development to ensure no long term impacts result from the development. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy. It is also predicted that there would be a positive impact in relation to flooding as extraction of the site could result in improved flood water storage.</p>	<p>Effect: Predominantly negative Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term</p>	<p>The northern parcel of land is recommended for allocation.</p> <p>Part of the site is considered suitable for development in landscape terms, with limited long term impacts on sustainability that can be mitigated. In the long term restoration of the site will result in the site being returned to its existing condition</p>
<p>Waterside Farm, Thatcham (MW016)</p>	<p>Overall development of this site would be likely to have a negative impact on environmental sustainability. However, development of this nature is temporary and good restoration would return the site to a similar, or better, state than its current</p>	<p>Effect: Predominantly negative Likelihood:</p>	<p>Part of the site is recommended for allocation.</p> <p>Part of the site is considered suitable</p>

<i>Mineral extraction</i>	state. Mitigation measures and monitoring of effects would be required for the duration of the development to ensure no long term negative impacts result from the development. It is predicted that there would be a positive impact on economic sustainability as a result of job creation and supporting the local economy.	Medium Scale: Local Duration: Temporary Timing: Short/Medium Term	for development in landscape terms, with limited long term impacts on sustainability that can be mitigated. In the long term restoration of the site will result in the site being returned to its existing condition
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Site selection summary

The SA/SEA of the specific sites shows that for all potential minerals sites the impacts are largely neutral or negative, but that due to the nature of mineral workings the impacts are only likely to be temporary for the short/medium term throughout the duration of the works on site. Following completion of the works and restoration of the sites, the impacts are likely to be neutral, or with some environmental or social benefits in the long term.

Sites where there is likely to be a significant impact on sustainability, in most cases environmental sustainability as a result of the potential impact on the landscape, have been excluded and are not proposed to be taken forward as preferred options (**MW001, MW011, MW014**).

Of the sites assessed, seven sites are proposed as preferred options for allocation (**MW004, MW007, MW008, MW012, MW013, MW015, MW016**). Development of these sites is considered acceptable in landscape terms, with appropriate mitigation measures, which in some cases include a reduced site area. The other potential negative impacts can be mitigated in the short/medium terms, and in the longer term, following restoration will be neutral.

A small part of **MW003** was considered suitable for development in landscape terms, and therefore, the SA/SEA assessment is overall neutral with no significant impacts predicted. However given the reduced developable area of the site to ensure there is no significant negative impact on environmental sustainability the site is not considered viable and therefore would not be deliverable. As a result the site is not proposed for allocation.

Only a small part **MW010** was considered suitable for development in landscape terms and while no significant impacts are predicted there are also concerns regarding highways access to the site and the potential impact this could have on local amenity. This, in addition to the small area of the site suitable for development could impact on viability and delivery of the site, and therefore the site is not proposed for allocation.

5.2.2.2 Waste Sites

A total of seven possible waste sites were submitted to the Council for consideration for allocation in the Local Plan. Of these two were withdrawn, leaving five sites as realistic alternatives for allocation which were then subject to site assessment and SA/SEA.

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Table 11 Waste Site Assessment			
Site details	Summary of SA/SEA of site	Summary of effects	Recommendation and justification as a preferred option
<p>Moores Farm, Pingewood (MW017)</p> <p><i>Waste Management (existing)</i></p>	<p>Overall development of this site would be likely to have a neutral impact on environmental sustainability as the site is already in use for recycled aggregate production and inert infilling with restoration to agriculture. There are a number of potentially positive impacts on economic and environmental sustainability through the recycling of aggregates and the benefits this has for the local and wider economy and employment. There are a number of unknown or uncertain impacts as the site is already in use as a mineral recycling facility and therefore, while there could be impacts as a result of the development, they are already being managed and dealt with as part of the existing consent. The proposal seeks to extend the life of the plant. The site is proposed to be restored to agriculture following completion of the works, which would have the potential to improve environmental sustainability in terms of biodiversity and agricultural land.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: Medium</p> <p>Scale: Local</p> <p>Duration: Temporary</p> <p>Timing: Short/Medium Term</p>	<p>The site is not recommended for allocation.</p> <p>Site already has planning permission as a temporary waste site, does not need to be allocated.</p>
<p>Beenham Industrial Estate, Beenham (MW018)</p> <p><i>Waste Management (existing)</i></p>	<p>Overall further development of this site for waste management would be likely to have a neutral impact on sustainability. There are a number of potential positive sustainability impacts, particularly on environmental sustainability as a result of potential reuse and recycling of waste material and use of previously developed land as well as positive impact on economic sustainability due to impacts on the economy. There are also a number of potential negative, or unknown, sustainability impacts should the amount of waste processed on the site increase, in particular in relation to air quality and traffic, however, mitigation measures should be able to minimise this impact.</p>	<p>Effect: Predominantly neutral</p> <p>Likelihood: Medium</p> <p>Scale: local</p> <p>Duration: Permanent</p> <p>Timing: Long Term</p>	<p>The site is not recommended for allocation.</p> <p>The site has permanent permission for waste management, does not need to be allocated.</p> <p>Will be safeguarded by policies in the Minerals and Waste Local Plan. Policies in the Local Plan will also set out where waste management facilities should be located, which will include existing waste management sites.</p>
<p>Hyde Crete Pit, Burghfield</p>	<p>Overall, development of this site would be likely to have a negative impact on sustainability, with a possible potentially significant negative impact on environmental sustainability in relation to</p>	<p>Effect: Predominantly negative</p>	<p>The site is not recommended for allocation.</p>

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<p>Bridge (MW020)</p> <p><i>Landfill site</i></p>	<p>landfilling, which is the primary purpose of the proposal. There are likely to be negative impacts on a number of factors impacting on environmental sustainability including biodiversity, flood risk and the impacts associated with traffic movements to and from the site. There are not likely to be any positive impacts on sustainability resulting from development of this site.</p>	<p>Likelihood: Medium Scale: Local Duration: Temporary Timing: Short/Medium Term</p>	<p>Site is not considered suitable for development due to proposal for infilling of existing lakes which are of ecological and recreational value. Infilling is considered to be at the bottom of the Waste Hierarchy, and the NPPF requires local authorities to move waste up the waste hierarchy away from landfill.</p>
<p>Reading Quarry, Pingewood (MW022)</p> <p><i>Waste Management (existing)</i></p>	<p>Overall development of this site would be likely to have a neutral impact on sustainability as the site is already operational, despite uncertainty as to what would be developed on the site. Where potential negative impacts are identified, this is associated with increases in traffic to/from the site. Should the waste throughput of the site increase, additional mitigation measures may be required to ensure no longer term sustainability impacts. The site is likely to have a positive impact on environmental and economic sustainability due to the use of reuse and recycling as the site looks to manage waste in this way.</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: local Duration: permanent Timing: long term</p>	<p>The site is not recommended for allocation.</p> <p>The site has permanent permission for waste management, does not need to be allocated.</p> <p>Will be safeguarded by policies in the Minerals and Waste Local Plan. Policies in the Local Plan will also set out where waste management facilities should be located, which will include existing waste management sites.</p>
<p>Theale Waste Recycling and Transfer Station (MW023)</p> <p><i>Waste Management (existing)</i></p>	<p>Overall development of the site would be likely to have a neutral impact on sustainability. Where potential negative sustainability impacts are identified, this is largely associated with increases in traffic to/from the site. There is also a potential negative environmental sustainability impact as a result of the development of the Thermal treatment facility and monitoring and mitigation measure will be required to reduce this impact. There are likely to be positive environmental and economic sustainability impacts as a result of the development due to the movement of waste material up the waste hierarchy, and the creation of jobs and impact on the local and wider economy respectively.</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: Local Duration: Permanent Timing: Long Term</p>	<p>The site is not recommended for allocation.</p> <p>The site has permanent permission for waste management, does not need to be allocated.</p> <p>Will be safeguarded by policies in the Minerals and Waste Local Plan. Policies in the Local Plan will also set out where waste management facilities should be located, which will</p>

			include existing waste management sites.
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Site selection summary

The SA/SEA of the specific sites shows that for all potential waste sites the impacts are largely neutral or negative. However, all but one of the sites assessed are existing permitted sites (**MW017, MW018, MW022, MW023**) and therefore, there is no need to allocate these sites. The remaining site (**MW020**) is not considered suitable for development due to the potential negative impacts on environmental sustainability. The exiting permitted sites will be safeguarded through policies in the plan to ensure that the Council can continue to provide adequate waste management facilities.

5.2.3 Assessment of Proposed Policies

Following the review of the policy options (see section 5.2.1 above) the proposed policies for inclusion in the Preferred Options Minerals and Waste Local Plan have been drafted and subject to individual SA/SEA assessment to determine the potential impact on sustainability and highlight the potential positive and negative sustainability impacts of each policy. The table below sets out the summary of the SA/SEA. The detailed SA/SEA sheets are set out in appendix 6.

Table 12		
Policy Details	Summary of SA/SEA of site	Summary of effects
Sustainable Development	There will be an overall positive impact on sustainability as a result of this policy. The policy's aim is to ensure sustainable development is achieved in line with the direction of the NPPF. There is some potential for short/medium term impacts on any element of sustainability as a result of temporary development, such as mineral workings, but in the long term mitigation measures and restoration will result in natural or positive impacts on all elements of sustainability	Effect: Positive Likelihood: High Scale: District Wide Duration: Permanent Timing: Long Term
Landbank / Need	Overall the inclusion of this policy in the local plan is likely to have a neutral impact on sustainability. While there are some potential negative environmental and social impacts as a result of this policy and the sites proposed for allocation, these will only be short/medium term as mineral extraction is only a temporary activity and following restoration of the site the overall impact should be neutral. There is a potential positive impact on economic sustainability as the policy will support the delivery of sites to meet the district's need for construction materials and provide employment.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: short/medium term
Self-Sufficiency in Waste Management	Overall the inclusion of this policy in the local plan is likely to have a neutral impact on sustainability. There are a limited number of potential positive impacts resulting from the policy in relation to environmental and economic sustainability. In terms of environmental sustainability the policy seeks to move waste up the waste hierarchy, which promotes the	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide

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	reuse, recovery and recycling of waste over disposal. In terms of economic sustainability the policy will have a positive impact through the creation of jobs and the benefits to the economy that the waste industry can have, especially in relation to the provision of reuse, recovery and recycling of materials which have an economic value. No potentially negative sustainability impacts have been identified.	Duration: Permanent Timing: long term
Location of Development - Construction Aggregates	Overall there is likely to be a neutral impact on sustainability as a result of this policy. While there are some potential negative environmental and social impacts as a result of this policy, there are only likely to be short/medium term as mineral extraction is only temporary in nature. Following restoration of any site considered under the policy the overall impact should be neutral. There is a potential positive impact on economic sustainability as the policy sets out where there would be a presumption in favour of development for mineral extraction.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium term
Location of Development – Waste Management Facilities	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There are a number of potential negative sustainability impacts identified, especially in relation to environmental sustainability. However, mitigation measures would be required and should reduce the impact, in many cases resulting in a neutral impact. There are also a number of potential positive impacts as a result of the policy on environmental and economic sustainability, through the use of previously developed land, and the impact on the economy of waste management facilities, especially those processing waste material for recycled/secondary materials.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long term
Location of Development – Landfilling of Waste	Overall there is likely to be a neutral impact on sustainability as a result of this policy. While there are a number of potential negative environmental and social sustainability impacts associated with this policy, they are likely to be short/medium term impacts associated with the infilling process itself, but following completion of the works, there could be a potential positive impact on environmental sustainability as a result of the restoration of the site.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Temporary / Permanent Timing: Short / medium / Long term
Borrow Pits	Overall there is likely to be a neutral impact on sustainability as a result of this policy. While there are a number of potential negative environmental and social sustainability impacts associated with this policy, they are likely to be short/medium term impacts associated with the working of the site itself, following restoration of the site the overall impact should be neutral. There are potential positive impacts on economic sustainability through the supply of raw materials for construction projects.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short / medium term

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Mineral Safeguarding	Overall there is likely to be a neutral impact on sustainability as a result of this policy, with a significantly positive environmental and economic impact as a result of safeguarding primary aggregates. There is also a potential positive impact on environmental sustainability as the policy seeks to safeguard rail head sites, which will allow for material to be transported by rail, reducing reliance on road transport. There is a potential negative impact on environmental sustainability as a result of extraction on the local geology of an area. There is a possible positive impact on economic sustainability as a result of the policy as should sites within safeguarded areas come forward for mineral extraction this would provide primary aggregates for the construction industry.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term
Waste Safeguarding	Overall there is likely to be a neutral impact on sustainability as a result of this policy. The policy seeks to safeguard existing waste sites, and therefore, there are likely to be positive environmental sustainability impacts in relation to waste management and reuse and recycling of waste materials and on the use of previously developed land. The policy is not predicted to have any negative impacts on sustainability.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term
Chalk and Clay	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There are a number of potential negative impacts on environmental and social sustainability in the short/medium term. However, in the long term, due to the temporary nature of mineral extraction there should be an overall neutral impact on sustainability once the sites considered under this policy have been restored. There are potential positive impacts on environmental sustainability in terms of improved flood mitigation possibilities and economic sustainability through the creation of jobs and meeting local needs to material.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium term
Energy Minerals	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There are a number of potential negative impacts on environmental and social sustainability in the short/medium term. However, in the long term, due to the temporary nature of mineral extraction there should be an overall neutral impact on sustainability once the sites considered under this policy have been restored. There are potential positive impacts on economic sustainability through the creation of jobs and meeting the need for energy minerals.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short/Medium term
Specialist Waste Management	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There are some potential negative environmental and social sustainability impacts as a result of this policy; however, mitigation measures would be implemented to reduce this impact. There are potential positive economic and environmental sustainability impacts, economically in terms of employment and supporting the local economy.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long term

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Radioactive Waste Treatment and Storage at AWE	Overall there is likely to be a neutral impact on sustainability as a result of this policy. The location of the site does not lend itself to use of rail or water transportation, which results in a potential negative impact on environmental sustainability, however, material considered under this policy is likely to have been generated on the site and therefore, would not need to be transported, resulting in an overall neutral impact. There is a possible positive impact on environmental sustainability as the policy refers to development on an existing brownfield site.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long term
Reworking Old Landfill Sites	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There are a number of potential negative impacts on environmental and social sustainability in the short/medium term as a result of the policy, however following the reworking and restoration of the site there should be no long term negative impacts. There are also a number of potential positive environmental impacts as reworking would only be considered where there would be net gains in landscape, biodiversity or amenity. These positive environmental impacts would be long term and permanent.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Temporary / Permanent Timing: Short / Medium / Long term
Temporary Infrastructure	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There are potential negative impacts on environmental and social sustainability in the short/medium term as a result of the policy, however following the completion of works and restoration of the site there should be no long term negative impacts. There are a number of potential positive environmental and economic impacts as the infrastructure considered under the policy would not result in additional traffic movements, and will result in material for the construction industry, diverting waste away from landfill for recycling or reuse therefore, providing benefits for the local and wider economy.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Temporary Timing: Short / Medium term
Location of Permanent Construction Aggregate Infrastructure	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There are potential negative impacts on environmental and social sustainability without the implementation of adequate mitigation measures. There are potential positive impacts on economic sustainability through the production of material for the construction industry and environmental sustainability as the policy seeks for sites to be located on previously developed land, protecting agricultural land and soils.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: Long term
Restoration and After-use	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There are likely to be a number of positive impacts on environmental and social sustainability as a result of this policy, as the policy seeks a number of environmental or social benefits to be provided as part of site restoration. There is potential negative environmental sustainability in terms of landfilling as restoration schemes can involve a degree of landfilling.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term
Landscape	Overall there is likely to be a neutral impact on sustainability as a result of this policy.	Effect: Predominantly

	<p>However, there is likely to be a significantly positive impact on environmental sustainability due to the focus of the policy on the protection of landscape character. There is also likely to be a positive impact on environmental sustainability in terms of biodiversity and heritage assets as a result of the wording of the policy. There are no predicted negative impacts as a result of this policy.</p>	<p>neutral, with a significantly positive impact on environmental sustainability in terms of landscape. Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term</p>
Protected Landscapes	<p>Overall there is likely to be a neutral impact on sustainability as a result of this policy. However, there is likely to be a significantly positive impact on environmental sustainability due to the focus of the policy on the protection of landscape character of the AONB. There is potential for a positive impact on economic sustainability should a site be permitted in the exceptional circumstances set out in the policy. No negative impacts on sustainability are predicted as a result of this policy.</p>	<p>Effect: Predominantly neutral, with a significantly positive impact on environmental sustainability in terms of landscape. Likelihood: Medium Scale: AONB Duration: Permanent Timing: long term</p>
Biodiversity and Geodiversity	<p>Overall there is likely to be a neutral impact on sustainability as a result of this policy, with a potentially significant positive environmental effect as a result of the policy's focus on preserving and enhancing biodiversity and geodiversity. No potential negative sustainability impacts are identified for this policy.</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term</p>
Agricultural Land	<p>Overall there is likely to be a neutral impact on sustainability as a result of this policy, with a potentially significant positive impact on environmental sustainability as the policy seeks to preserve the best and most versatile agricultural land. The policy is also likely to have a positive impact on environmental sustainability as it would seek to enhance soils.</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term</p>
Transport	<p>Overall there is likely to be a neutral impact on sustainability as a result of this policy. There is a potential positive environmental sustainability impact as a result of the policy's promotion of sustainable modes of transport. Sites considered under the policy could impact on traffic levels unless mitigation measures are implemented as required by the policy. There are no</p>	<p>Effect: Predominantly neutral Likelihood: Medium Scale: District Wide</p>

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	potentially negative impacts identified as a result of this policy.	Duration: Permanent Timing: long term
Public Rights of Way	Overall there is likely to be a neutral impact on sustainability as a result of this policy. The only potential positive impact is likely to be in relation to provision of open space amenity, which should be preserved through the policy by the diversion or alteration of public rights of ways affected by proposals. There are no predicted negative impacts as a result of the policy.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term
Flooding	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There is a potential positive environmental and social sustainability impact as a result of the policy in relation to flood risk and climate change. There are no potentially negative impacts identified as a result of this policy.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term
Climate Change	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There are a number of potential positive impacts on environmental sustainability as the policy seeks to reduce the impacts on climate change making specific reference to flood risk and sustainable transport.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term
Public Health, Environment and Amenity	Overall there is likely to be a neutral impact on sustainability as a result of this policy. There is a potential positive environmental and social sustainability impact as a result of the policy's requirement to consider the impacts on the impacts on the local community and the natural, built and historic environment. Many of the predicted impacts on the policy are neutral, as the policy requires consideration of public health and safety, amenity and quality of life are not detrimentally impacted. This does not necessarily mean that there would be a positive impact on sustainability, although mitigation measures could result in a positive impact.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term
Historic Environment	Overall there is likely to be a neutral impact on sustainability as a result of this policy, with a potentially significant positive environmental effect as a result of the policy's focus on preserving and enhancing the historic environment. No potential negative sustainability impacts are identified for this policy.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term
Design	Overall there is likely to be a neutral impact on sustainability as a result of this policy. The policy requires consideration of a site's setting, which means that could be a positive impact	Effect: Predominantly neutral

	on environmental and social sustainability in relation to the historic environment, townscape and landscape all of which can contribute to the setting of a site. There are no likely negative impacts as a result of this policy.	Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term
Cumulative Impact	Overall there is likely to be a neutral impact on sustainability as a result of this policy. As the policy seeks to ensure no cumulative impacts, the policy itself will not have any impact on sustainability, however, it will prevent potential negative impacts occurring if several sites were to come forward within close proximity to each other.	Effect: Predominantly neutral Likelihood: Medium Scale: District Wide Duration: Permanent Timing: long term

Summary of assessment

All policies proposed to be included within the preferred options Minerals and Waste Local Plan have been assessed as having a predominantly positive impact on sustainability, with the exception of the sustainable development policy, which is likely to have a positive impact on sustainability due to the focus on the policy. It is recognised that some policies could result in short term impacts on sustainability, in particular environmental and social, where proposals are for temporary facilities. However, mitigation measures would reduce this impact and in the longer term, following restoration there would be no impact, or an overall positive impact.

6 Next Stages

Regulation 30 requires submission of the SA/SEA Report, and any revision or supplements to it, to the Secretary of State alongside the Minerals and Waste Local Plan.

The SA/SEA Report is being published alongside the Preferred Options Minerals and Waste Local Plan and comments on the SA/SEA report are invited at this stage. The consultation will last 6 weeks from 19th May until 30th June 2017

Following the consultation the SA/SEA report will be updated to reflect any changes made as a result of the consultation. A final SA/SEA Report, to meet the SA and SEA requirements will be publicised alongside the submission version of the Minerals and Waste Local Plan.

7 Implementation

The SEA Directive (European Directive 2001/42/EC “The assessment of the effects of certain plans and programmes on the Environment”) requires that the significant environmental effects of implementing a plan of programme should be monitored in order to identify at an early stage any unforeseen adverse effects, and to be able to undertake appropriate remedial action. SA monitoring will cover significant sustainability effects as well as the environmental effects.

The suggested monitoring regime includes (sourced from the European Commission, 2003):

- Determination of the scope of monitoring
- Identification of the necessary information
- Identification of existing sources of information
 - Data at project level
 - General environmental monitoring and
 - Other data
- Filling the gaps
- Procedural integration of monitoring into the planning system
- Taking remedial action

In particular and in line with the guidance, monitoring will be focused on significant environmental effects, such as those;

- Which indicate a likely breach of international, national or local legislation, recognised guidelines or standards
- That may give rise to irreversible damage with a view to identifying trends before such damage is caused
- Where there was uncertainty over possible adverse effects, and where monitoring would enable mitigation measures to be taken.

The monitoring framework has been set out, and the key indicators to be monitored and relevant conclusions will be included in the Annual Monitoring Reports. The monitoring framework is set out in section 5 of the Minerals and Waste Local Plan, and contains more detail on the monitoring indicators and how they will be measured.

Potential indicators have been proposed in the Scoping Report context and baseline (see table 5) for each of the SA sub-objectives, drawing from existing sources to ensure the recording of data for the indicator is already established. The effectiveness of policies should be assessed against measurable targets. Some policies aim to deliver a qualitative rather than quantitative outcome and in such instances it is appropriate to monitor whether the policy is delivering the intended trend of direction of travel.

In some cases information used in monitoring will be provided by outside bodies.

8 Conclusions on the Overall Sustainability of the Preferred Options Minerals and Waste Local Plan

As a result of the SA work undertaken during the development of the Preferred Options Minerals and Waste Local Plan and following the initial sites consultation in summer 2016, the most sustainable options were proposed for taking forward into the Preferred Options version on the Plan.

Habitat Regulations Assessment Minerals and Waste Local Plan (Preferred Options)

1. Introduction

Requirement for Habitat Regulations Assessment

Under the provisions of European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive)¹, transposed into British law by Regulation 102 of the Conservation of Habitats and Species Regulations 2010², a Habitat Regulations Assessment (HRA) is required to assess the potential effects of a land-use plan against the conservation objectives of any European sites designated for their importance to nature conservation. These sites form a system of internationally important sites throughout Europe and are known collectively as the 'Natura 2000 network'. Article 2 of the Directive requires the maintenance or restoration of habitats and species of interest to the EU in a favourable condition.

European sites provide valuable ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the EU. These sites consist of Special Areas of Conservation (SAC), designated under the Habitats Directive and Special Protection Areas (SPA), designated under European Directive 2009/147/EC on the conservation of wild birds (the Birds Directive)³. Additionally, the National Planning Policy Framework (NPPF) at paragraph 118⁴ requires that sites designated under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat) are treated as if they are fully designated European sites for the purpose of considering development proposals that may affect them.

Article 6(3) of the Habitats Directive states that local authorities have a duty to ensure that all the activities they regulate have no adverse effect on the integrity of any of the Natura 2000 sites. Therefore, a HRA must assess the possible effects of proposed plans on any Natura 2000 sites. This includes screening for potential impacts on European sites. If there is a probability or a risk that there will be significant effects on site integrity, alone, or in-combination with other relevant plans or projects, (having regard to the site's conservation objectives) then the plan or project must be subject to an Appropriate Assessment of its implications on the site.

Depending on the outcome of the HRA, the local authority may need to amend the plan to eliminate or reduce potentially damaging effects on the European site. If adverse effects on the integrity of sites cannot be ruled out, the plan can only be adopted where there are no alternative solutions that would have a lesser effect and there are imperative reasons of overriding public interest sufficient to justify adopting the plan despite its effects on the European sites.

¹ Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:31992L0043>

² Conservation of Habitats and Species Regulations 2010: <http://www.legislation.gov.uk/ukxi/2010/490/regulation/41/made>

³ European Directive 2009/147/EC on the conservation of wild birds (the Birds Directive): <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=CELEX:32009L0147>

⁴ National Planning Policy Framework: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

There are four stages to the Habitats Regulations Assessment as outlined in Table 1.1 below:

Table 1.1: HRA stages

Habitat Regulation Assessment - stage	Purpose
Screening exercise	The process which identifies the likely impacts upon a Natura 2000 or Ramsar site(s), either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant
Appropriate Assessment	The consideration of the impact on the integrity of the site(s), either alone or in combination with other projects or plans, with respect to the site's structure and function and its conservation objectives. Where there are adverse impacts, an assessment of the potential mitigation of those impacts should be provided
Assessment of alternative solutions	The process which examines alternative ways of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 and Ramsar site(s)
Compensatory measures	An assessment of the compensatory measures where, in light of an assessment of imperative reasons of overriding public interest, it is deemed that the plan should proceed. This is not a standard part of the process and will only be carried out in exceptional circumstances.

This document constitutes stage 1 of the assessment and screens the potential of the West Berkshire Minerals and Waste Local Plan for its likely effects, either alone or in combination.

What is the West Berkshire Minerals and Waste Local Plan

The West Berkshire Minerals and Waste Local Plan will replace the existing saved minerals and waste planning policies as set out in the Replacement Minerals Local Plan for Berkshire (incorporating alterations) (2001) and the Waste Local Plan for Berkshire (1998).

The Minerals and Waste Local Plan will cover the period to 2036, setting out new policies to manage mineral and waste development in West Berkshire.

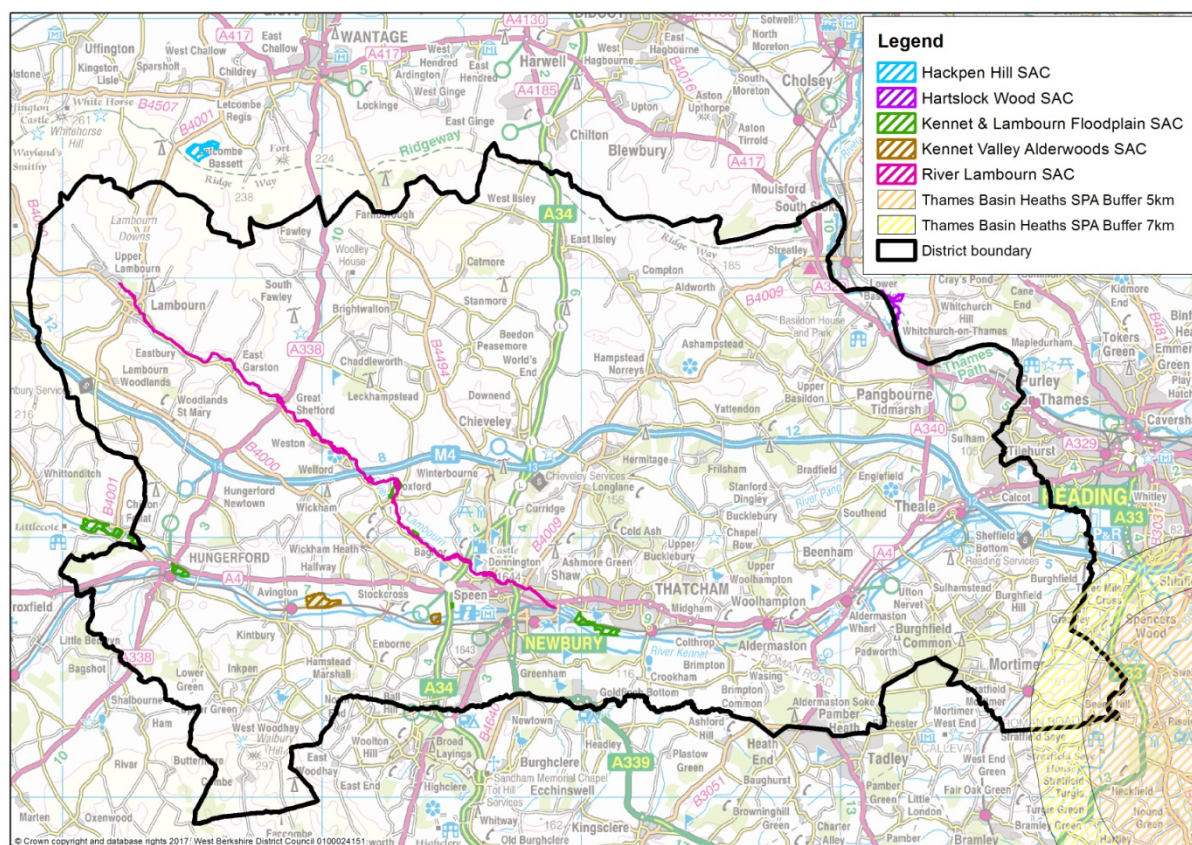
The Minerals and Waste Local Plan will be subject to a preferred options consultation between 19th May and 30th June 2017 which will set out the proposed policies to guide minerals and waste development in West Berkshire and will set out the shortlisted sites for allocation.

Following this consultation, a submission draft Minerals and Waste Local Plan will be produced, taking into account the outcomes of the consultation. This will then be submitted to the Secretary of State for examination, following a period of further consultation.

Nature 2000 sites within West Berkshire

Within the boundaries of West Berkshire there are three designated SACs, and within 5km of the boundaries of West Berkshire, there are two SACs. While there is no SPA within West Berkshire, the south-eastern area of the District falls within the 5km boundary of the Thames Basin Heaths SPA. The 5km boundary has been determined by Natural England as a buffer area to regulate development near the SPA.

The map below shows the location of the SACs and the SPA buffers.



The **Kennet and Lambourn Floodplain SAC** is a composite site of approximately 114 hectares located within West Berkshire and Wiltshire. The cluster of sites selected in the Kennet and Lambourn valleys support one of the most extensive known populations of Desmoulin's whorl snail (*Vertigo moulinsiana*) in the UK. The conservation objective related to the sites' designation is to maintain in favourable condition, the habitat for the population of Desmoulin's whorl snail (*Vertigo moulinsiana*).

The **River Lambourn SAC** is a site of approximately 27 hectares located wholly within West Berkshire and consists of the River Lambourn water body. The Lambourn supports Bullhead (*Cottus gobio*) populations inhabiting chalk streams in central southern England. Good water quality, coarse sediments and extensive beds of submerged plants provide an excellent habitat for the species. The presence of Brook lamprey (*Lampetra planeri*) is also a qualifying feature of the site.

The **Kennet Valley Alderwoods SAC** consists of two sites of approximately 56 hectares in total located within West Berkshire in the Kennet floodplain. Its general site characteristic is of broad leaved deciduous woodland. The woodlands are the largest remaining fragments of damp, ash-alder woodland in the Kennet floodplain area. The conservation of the site is dependent upon maintaining a constantly high groundwater level.

Hartslock Wood is a SAC located just outside the West Berkshire boundary in South Oxfordshire. **Hackpen Hill** is a 35.8 hectare SAC site located in the Vale of White Horse approximately 2km north of West Berkshire's border.

The **Thames Basin Heaths SPA** is a composite site covering an area of some 8,274 hectares, consisting of 13 Sites of Special Scientific Interest (SSSI) scattered from Hampshire in the west, to Berkshire in the north, through to Surrey in the south east. The site supports important breeding populations of a number of birds of lowland heath, especially Nightjar (*Caprimulgus europaeus*), Woodlark (*Lullula arborea*) and Dartford warbler (*Sylvia undata*). None of the SPA is located within the borders of West Berkshire; however the 5km buffer outlined by Natural England covers a small portion of West Berkshire's eastern area. The only settlement in West Berkshire that is within the 5km buffer is the village of Beech Hill (which is outside the District's settlement hierarchy where development will be focused). There are no additional settlements within the 5-7km buffer.

2. Description of the plan or project and description and characteristics of other plans or projects that in combination have the potential to have significant effects on the Natura 2000 site/s.

The West Berkshire Minerals and Waste Local Plan will set out the overall planning framework and vision for minerals and waste development in West Berkshire to 2036.

Plans and projects from neighbouring authorities also need to be considered. The following is a list of relevant documents which may impact upon the SACs identified:

Authority	Plan, Policy or Proposal
Oxfordshire County Council	Minerals and Waste Local Plan provides a basis for policy and strategy for minerals and waste on a countywide basis.
Hampshire CC	Minerals and Waste Local Plan provides a basis for policy and strategy for minerals and waste on a countywide basis.
Wiltshire Council	Core Strategy; and Minerals and Waste Local Plan provides a basis for policy and strategy for minerals and waste on a countywide basis.
Vale of the White Horse	Core Strategy/Site Allocations
South Oxfordshire	Core Strategy/Site Allocations

Basingstoke & Deane BC	Core Strategy
Reading BC	Core Strategy

For the Thames Basin Heaths SPA, the following plans and projects, in addition to those detailed above also need to be considered:

Authority	Plan, Policy or Proposal
<i>Bracknell Forest BC</i>	<i>Core Strategy</i>
<i>Wokingham</i>	<i>Core Strategy</i>
<i>Hart District Council</i>	<i>Core Strategy</i>
<i>Central Berkshire (Bracknell Forest, Royal Borough of Windsor and Maidenhead, Wokingham and Reading)</i>	<i>Emerging Central and Eastern Berkshire Joint Minerals and Waste Local Plan</i>

3. Identifying potential effects

This HRA screening report will determine whether the matters proposed for the West Berkshire Minerals and Waste Local Plan will raise any issues either alone or in combination with other plans and projects within West Berkshire or neighbouring areas. If the screening of the preferred options identifies potential effects, or there is uncertainty regarding potential effects, then further more detailed appropriate assessment is required.

The table below is a list of potential effects that the Minerals and Waste Local Plan, in combination with other plans, may have on the SAC sites and SPA sites.

Effect		Comment
Fragmentation of Habitat		Due to many years of urban and agricultural activities, the SACs and SPA are already fragments of habitat that have not been developed upon. Further development may have the effect of causing further fragmentation of habitats and/or severance or blocking of movement corridors.
Predation	Vermin	Waste sites have the potential to attract vermin which could impact on fauna species by preying on bird eggs and out-competing other species.
	Invasive species	This could affect the habitat structure of sites.
Hydrology – alternation / pollution / enrichment	Leachate	Contaminants can reach a habitat by leaching through soil and groundwater. Chemicals released in this manner could have a range of impacts depending on their source.
	Traffic	Vehicle movements to/from a site could lead to pollution on the road surface which could run-off and contaminate the habitats surrounding the road.
	Water use	Extraction of minerals and processing of minerals and/or waste can require large amounts of water which could result in the reduction of the natural water table or affect river levels which could impact on drying out of sites and changing of habitats.

	Water Pollution	Water pollution can result in a number of impacts on sensitive habitats including reducing the number of in-stream species, eutrophication and siltation.
	Groundwater	Infilling of worked minerals sites could impact on groundwater flow which could result in less water reaching certain sites.
Disturbance	Noise	This can disturb birds and other animal species, potentially disrupting breeding/feeding/roosting or causing migration. Noise can arise from processing on a site or from traffic movements to/from a site.
	Lighting	Provision of lighting at night time, or security lighting, can cause disturbance to birds, invertebrates and mammals using nearby habitats.
	Traffic	Vehicle movements to/from a site could increase level of disturbance through increased noise and vibration.
	Impact of building	Construction of buildings for minerals/waste processing could impact on birds by affecting take off/landing routes and increasing cover for predatory birds.
Air Pollution	Dust	Commonly created from minerals and waste sites. It can affect the growth of plants and pollute water courses.
	Traffic	Vehicle movements to/from a site can result in emissions which can impact on air pollution.
	Aerial Pollution	Waste management development can result in aerial pollution which can impact on flora and fauna.

4. Screening Tables

Site Name	Kennet and Lambourn Floodplain	
Site Designation	SAC	
Location of International Site	SU313704	
Description of International Site	<p>Supports extensive population of Desmoulin’s Whorl snail (<i>Vertigo moulinsiana</i>)</p> <p>The site is predominately Reed Sweet-grass (<i>Glyceria maxima</i>) swamp of tall sedges at the river margins, in ditches and in depressions in wet meadows.</p>	
Conservation Objectives of International Site	<p>Subject to natural change, to maintain, in favourable condition, the habitat for the population of European importance of Desmoulin’s whorl snail (<i>Vertigo moulinsiana</i>)</p> <p>Currently the majority of the site is in a favourable condition. Maintaining this condition is dependent on minimising scrub incursion to wetland, fen and grassland habitats. Risks to the declining condition stem from spread of invasive weeds, poor woodland and land management and run-off effecting water quality.</p>	
Aspects of the plan that could impact on International Site	<ul style="list-style-type: none"> • Land bank / Need • Self-Sufficiency in Waste Management • Restoration and after-use • Transport • Cumulative Impact • Minerals Safeguarding • Waste Safeguarding • Location of Development (construction aggregates, waste management facilities, landfill) • Borrow Pits • Specialist Waste Management • Chalk and Clay • Energy Minerals • Reworking of old landfill sites • Temporary infrastructure (waste, construction aggregate) • Permanent construction aggregate infrastructure 	
Potential causes of significant effects	Vulnerability of the International site	Details

Fragmentation		N	No land take from protected sites will be required to deliver the objectives set out in the WBMWLP
Predation	Vermin	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Invasive species	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
Hydrology	Leachate	Y	It is generally considered that clean water is a habitat requirement of the Desmoulin's whorl snail, although research undertaken in relation to this is limited. There is a risk that leachate from waste facilities may enter the water course and pollute the water making the habitat unsuitable for this species.
	Water use	Y	The Desmoulin's whorl snail requires permanently wet, usually calcareous, swamps, fens and marshes, boarding river, lakes and ponds, or in river floodplains. It is highly dependent on maintenance of existing hydrological conditions. If water hungry developments are located close to the SAC there is a risk that the requirement for large amount of water could lead to drying of the floodplain. However, it is understood that sites likely to come forward as part of the plan are located downstream of the SAC. Therefore, it is considered that there is no likely significant effect from the plan.
	Water pollution	Y	It is generally considered that clean water is a habitat requirement of the Desmoulin's whorl snail, although research undertaken in relation to this is limited. There is a risk that leachate from waste facilities, or an influx of nutrients may enter the watercourse and pollute the water, making the habitat unsuitable for this species. However, it is understood that sites likely to come forward as part of the plan are located downstream of the SAC. Therefore, it is considered that there is no likely significant effect from the plan.

	Groundwater	Y	<p>Dewatering is a key process of the extraction of sand and gravel. This can have impacts on groundwater flows up to 2km from the extraction site. The Desmoulin's whorl snail requires permanently wet, usually calcareous, swamps, fens and marshes, boarding river, lakes and ponds, or in river floodplains. It is highly dependent on maintenance of existing hydrological conditions.</p> <p>However, it is understood that sites likely to come forward as part of the plan are located downstream of the SAC. Therefore, it is considered that there is no likely significant effect from the plan.</p>
Disturbance	Noise	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Lighting	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Traffic	N	The local area is already serviced by the A4. It is not anticipated that development would result in significant increases in traffic sufficient to cause likely significant effects on the SAC.
	Impact of building	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Vibration	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
Air Pollution	Dust	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.

	Traffic (inc. emissions)	N	<p>This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.</p> <p>This risk is considered low as developments would be complying with Environment Agency guidelines, meaning that the chances of leachates escaping any facility are low.</p>
Other Plans and projects	<p>West Berkshire Council <i>Core Strategy / Housing Site Allocations DPD</i> – deliver 10,500 new homes to 2026. Focus for housing is within the settlement hierarchy (Urban Areas – Newbury, Thatcham, Eastern Urban Area, Rural Service Centres – Burghfield Common, Mortimer, Theale, Pangbourne, Lambourn, Hungerford, Service Villages – Kintbury, Great Shefford, Compton, Chieveley, Hermitage, Cold Ash, Woolhampton, Bradfield Southend, Aldermaston). The River Lambourn SAC has areas in close proximity to Newbury and Thatcham.</p> <p>Work has started on developing a new Local Plan for West Berkshire, although as this is still at a very early stage the potential impacts on protected sites are unknown. The new Local Plan will be subject to its own HRA.</p> <p>Hampshire Country Council <i>Hampshire Minerals and Waste Plan (adopted 2013)</i> Sand and gravel deposits clustered in Hampshire are largely in the south east corner (New Forest Area) along the northern boundary and patchy throughout the rest of the County. Of particular relevance to the West Berkshire MWLP are the deposits along the north Hampshire border around the Thames Basin Heaths SPA and within 5km of the Kennet and Lambourn Floodplain SAC. These mineral deposits are protected from other development. 'Mineral Resources Areas' have been identified in the north east corner around the Thames Basin Heaths SPA area (6 mineral extraction sites within 500m, 3 mineral extraction sites between 500m and 2.5km). These same sites also form 'Landfill Potential Sites' showing they would have a more long-term use.</p> <p>It is expected that development projects in north east Hampshire will accommodate waste management facilities.</p> <p>Wiltshire Council <i>Wiltshire and Swindon Minerals Core Strategy (adopted 2009)</i></p>		

<p>Mineral resources throughout Wiltshire are determined by geology, with the same geology creating important landscape and natural habitats. Therefore, mineral resources often occur within important environmental designations, such as the AONB. Past, current and proposed mineral workings are located towards the north, west and south of the country, avoiding the area adjacent to West Berkshire.</p> <p><i>Wiltshire and Swindon Waste Core Strategy (adopted 2009)</i> Current waste facilities are largely located in more urban areas of the district. Landfill facilities are in areas geologically suited to mineral extraction. As with mineral sites this generally avoids the areas adjacent to West Berkshire, although there are current waste facilities within 5km of West Berkshire and it is proposed that new waste facilities are located within 16km of strategically significant cities (inc. Swindon). This zone covers land adjacent to West Berkshire. Therefore, the plan for waste in Wiltshire could have an effect on the Kennet and Lambourn Floodplain SAC in terms of site locations or travel routes.</p>		
<p>Are the potential impacts of the Plan likely to be significant?</p>		
Alone?	N	No likely significant effects have been identified at the MWLP level as the focus of any waste and mineral development in the area would be located downstream from the SAC.
In combination with other plans/projects?	N	Additional development is proposed for Thatcham through the West Berkshire Housing Site Allocations (HSA) DPD, however, this is not likely to impact on the SAC as it is located downstream of the SAC and the HSA DPD has been subject to separate HRA screening. Any waste and minerals development coming forward in the area would be located downstream from the SAC.

Site Name	River Lambourn
Site Designation	SAC
Location of International Site	SU398739
Description of International Site	<p>Watercourses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation. The Lambourn is an example of sub-type 1 in central southern England, a chalk stream discharging into the middle reaches of the Thames system.</p> <p>The Lambourn supports Bullhead (<i>Cottus gobio</i>) populations that inhabit chalk streams in central southern England. Good water quality, coarse sediments and extensive beds of submerged plants provide excellent habitat for the species.</p>

	<p>The Brook lamprey is a qualifying species but is not the primary reason for designation. The Brook lamprey requires clean gravel beds for spawning and soft marginal silt or sand for the larvae. It spawns mostly in part of the river where the current is not too strong.</p>	
<p>Conservation Objectives of International Site</p>	<p>To maintain in a favourable condition the: Floating formations of Water Crowfoot (<i>Ranunculus</i>) of plain and sub-mountainous rivers;</p> <p>To maintain, in a favourable condition, the habitats for the population of Brook lamprey (<i>Lampetra planeri</i>) and Bullhead (<i>Cottus gobio</i>).</p> <p>The River Lambourn component SSSI units are all in unfavourable condition, due to siltation, inappropriate weirs, dams and other structures, inland flood defence works, invasive freshwater species, and water pollution from agricultural run off.</p>	
<p>Aspects of the plan that could impact on International Site</p>	<ul style="list-style-type: none"> • Land bank / Need • Self-Sufficiency in Waste Management • Landscape and Protected Landscapes • Restoration and after-use • Transport • Cumulative Impact • Minerals Safeguarding • Waste Safeguarding • Location of Development (construction aggregates, waste management facilities, landfill) • Borrow Pits • Specialist Waste Management • Chalk and Clay • Energy Minerals • Reworking of old landfill sites • Temporary infrastructure (waste, construction aggregate) • Permanent construction aggregate infrastructure 	
<p>Potential causes of significant effects</p>	<p>Vulnerability of the International site</p>	<p>Details</p>

Fragmentation		N	No land take from European and Ramsar sites will be required to deliver the objectives set out in the MWLP.
Predation	Vermin	N	This hazard is considered to have a negligible potential to cause likely significant effect on the SAC because fish species and Crowfoot are not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Invasive species	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
Hydrology	Leachate	Y	All the interest features of the SAC designation rely on clean water to survive. The three species for which the River Lambourn is designated are at risk of nitrification of the watercourses. An influx of nutrients could lead to growth of other plants which might out-compete the Water Crowfoot resulting in a decline in its population. The Brook lamprey relies on a clear mitigation pathway and the Bullhead requires clear, shallow waters, both which would be implicated if increased vegetation occurred as a result of leachate entering the water. The focus of any development would be located downstream from the SAC, therefore, there is no likely significant impact from the plan. The risk is considered low as development would be required to comply with the Environment Agency guidelines, meaning that the chance of leachates escaping are low.
	Water use	Y	If facilities require large amounts of water this could lead to use of groundwater supplies which could lead to drying of the floodplain habitat. However, it is understood that the focus of development in this area would be located downstream of the SAC. Therefore, is it not considered that there is a likely significant effect from the plan.
	Water pollution		All the interest features of the SAC rely on clean water. Pollutants/sediment entering the water course may result in mortalities of fish species or changes in the habitat. However, it is understood that any development would be located downstream from the SAC. It is therefore, considered there is no likely significant effect from the plan. The risk is considered low as development would be complying with Environment Agency guidelines, meaning the chance of pollutants escaping any facility, or resulting sedimentation are low.

			<p>All three species for which the SAC is designated rely on clean water. There is a risk that increased transportation to and from facilities may increase the chances of polluted run-off from roads entering the water courses, therefore, negatively impacting on water quality.</p> <p>The M4, A4 and A34 all dissect the watercourse meaning the river is already exposed to road runoff. It is not anticipated that the potential predicted low increasing traffic to/from the sites will significantly change the risk posed to water quality.</p>
	Groundwater	Y	<p>If facilities require large amounts of water this could lead to use of groundwater supplies which could lead to drying of the floodplain habitat. However, it is understood that the focus of development in this area would be located downstream of the SAC. Therefore, is it not considered that there is a likely significant effect from the plan.</p>
Disturbance	Noise	N	<p>This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because fish species and Crowfoot are not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.</p>
	Lighting	N	<p>This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because fish species and Crowfoot are not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.</p>
	Traffic	N	<p>This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.</p>
	Impact of building	N	<p>This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because fish species and Crowfoot are not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.</p>
	Vibration	N	<p>This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because fish species and Crowfoot are not</p>

			considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
Air Pollution	Dust	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because fish species and Crowfoot are not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Traffic (inc. emissions)	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because fish species and Crowfoot are not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
Other Plans and projects	<p>West Berkshire Council <i>Core Strategy / Housing Site Allocations DPD</i> – deliver 10,500 new homes to 2026. Focus for housing is within the settlement hierarchy (Urban Areas – Newbury, Thatcham, Eastern Urban Area, Rural Service Centres – Burghfield Common, Mortimer, Theale, Pangbourne, Lambourn, Hungerford, Service Villages – Kintbury, Great Shefford, Compton, Chieveley, Hermitage, Cold Ash, Woolhampton, Bradfield Southend, Aldermaston). The River Lambourn SAC has areas in close proximity to Newbury and Thatcham.</p> <p>Work has started on developing a new Local Plan for West Berkshire, although as this is still at a very early stage the potential impacts on protected sites are unknown. The new Local Plan will be subject to its own HRA.</p> <p>Wiltshire Council <i>Wiltshire and Swindon Minerals Core Strategy (adopted 2009)</i> Mineral resources throughout Wiltshire are determined by geology, with the same geology creating important landscape and natural habitats. Therefore, mineral resources often occur within important environmental designations, such as the AONB. Past, current and proposed mineral workings are located towards the north, west and south of the county, avoiding the area adjacent to West Berkshire.</p> <p><i>Wiltshire and Swindon Waste Core Strategy (adopted 2009)</i> Current waste facilities are largely located in more urban areas of the district. Landfill facilities are in areas geologically suited to mineral extraction. As with mineral sites this generally avoids the areas adjacent to West Berkshire, although there are current waste facilities within 5km of West Berkshire and it is proposed that new waste facilities are located within 16km of strategically significant cities (inc. Swindon). This zone covers land adjacent to</p>		

West Berkshire. Therefore, the plan for waste in Wiltshire could have an effect on the Kennet and Lambourn Floodplain SAC in terms of site locations or travel routes.		
Are the potential impacts of the Plan likely to be significant?		
Alone?	N	No likely significant effects have been identified at the MWLP level. The SAC is considered less vulnerable as the focus of any waste or mineral developments, should they occur, will be downstream of the SAC itself. Risks are considered low as development would be complying with Environment Agency guidelines meaning the chance of leachates escaping is low.
In combination with other plans/projects?	N	Additional development is proposed for Thatcham and Newbury, however, this is not likely to significantly impact on the SAC as they are located downstream.

Site Name	Kennet Valley Alderwoods	
Site Designation	SAC	
Location of International Site	SU398675	
Description of International Site	<p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>).</p> <p>These, the largest fragments of alder-ash woodland on the Kennet floodplain, lie on alluvium overlain by a shallow layer of moderately calcareous peat.</p>	
Conservation Objectives of International Site	<p>The Conservation Objectives for this site are, subject to natural change, to maintain the following habitats and geological features in favourable condition, with particular reference to any dependent component special interest features for which the land is designated – Broadleaved mixed and yew woodland.</p> <p>This site is in a favourable condition.</p>	
Aspects of the plan that could impact on International Site	<ul style="list-style-type: none"> • Land bank / Need • Self-Sufficiency in Waste Management • Landscape and Protected Landscapes • Restoration and after-use • Borrow Pits • Specialist Waste Management • Chalk and Clay • Energy Minerals • Reworking of old landfill sites 	

		<ul style="list-style-type: none"> • Transport • Cumulative Impact • Minerals Safeguarding • Waste Safeguarding • Location of Development (construction aggregates, waste management facilities, landfill) 	<ul style="list-style-type: none"> • Temporary infrastructure (waste, construction aggregate) • Permanent construction aggregate infrastructure
Potential causes of significant effects		Vulnerability of the International site	Details
Fragmentation		N	No land take from European and Ramsar sites will be required to deliver the objectives set out in the plan.
Predation	Vermin	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the woodland is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Invasive species	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
Hydrology	Leachate	Y	<p>There is potential that if a facility is located within close proximity to the SAC boundary that leachate may reach the habitats for which the site is designated.</p> <p>The focus of any development would be located downstream from the SAC, therefore, there is no likely significant impact from the plan. The risk is considered low as development would be required to comply with the Environment Agency guidelines, meaning that the chance of leachate escaping is low.</p>
	Water use	Y	<p>The SAC is wet woodland, therefore, relies on specific groundwater levels in order to maintain an appropriate level of soil moisture for the woodland to support the species for which it is designated.</p> <p>There is a risk that large amount of water may lead to use of groundwater supplies which could lead to the lowering of groundwater levels in the floodplain habitat.</p>

			<p>The River Kennet passes through the SAC and the floodplain provides a lot of the soil moisture.</p> <p>The focus of any development would be located downstream from the SAC, therefore, there is no likely significant impact from the plan.</p>
	Water pollution	N	<p>There is potential, if sites are located close to the SAC boundary, that water pollutants may reach the habitats for which the site is designated. However, the risk is considered low as waste developments would be complying with Environment Agency guidelines, meaning that the chance of water pollutants escaping any facility is low.</p>
	Groundwater	Y	<p>The SAC is wet woodland, therefore, relies on specific groundwater levels in order to maintain an appropriate level of soil moisture for the woodland to support the species for which it is designated.</p> <p>There is a risk that a large amount of development may lead to use of groundwater supplies which could lead to the lowering of groundwater levels in the floodplain habitat.</p> <p>The focus of any development would be located downstream from the SAC, therefore, there is no likely significant impact from the plan.</p>
Disturbance	Noise	N	<p>This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the woodland is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.</p>
	Lighting	N	<p>This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the woodland is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.</p>
	Traffic	N	<p>This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.</p>
	Impact of building	N	<p>This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the woodland is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.</p>

	Vibration	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the woodland is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
Air Pollution	Dust	Y	<p>Air quality is of importance in maintaining the health of the trees. High levels of aerial pollution, such as dust, could result in reduced vigour and possible increased tree mortality, if present at high enough levels.</p> <p>The focus of any development would be located downstream from the SAC, therefore, there is no likely significant impact from the plan. The risk is considered low as development would be required to comply with the Environment Agency guidelines, meaning that the chance of high levels of dust is low.</p>
	Traffic (inc. emissions)	N	<p>Air quality is of importance in maintaining the health of the trees. High level of aerial pollution such as nitrous oxide may result in reduced vigour and increased tree mortality if it is present in high enough concentrations.</p> <p>Significant changes in traffic levels are considered to be minimal in this area due to the main link road near to this SAC being the A4, an already busy road. It is not anticipated that significant increase in traffic along this road would result from development of sites in this area.</p>
	Aerial pollutants	Y	<p>Air quality is of importance in maintaining the health of the trees. High level of aerial pollution such as nitrous oxide may result in reduced vigour and increased tree mortality if it is present in high enough concentrations.</p> <p>There is potential that if facilities are located in close proximity to the SAC aerial pollutants may reach the habitats for which the site is designated. However, the risk is considered low, as developments would be complying with the Environment Agency guidelines, meaning that the chances of aerial pollutants being released at significant levels from any site area low.</p>
Other Plans and projects	<p>West Berkshire Council <i>Core Strategy / Housing Site Allocations DPD</i> – deliver 10,500 new homes to 2026. Focus for housing is within the settlement hierarchy (Urban Areas – Newbury, Thatcham, Eastern Urban Area, Rural Service Centres – Burghfield Common, Mortimer, Theale, Pangbourne, Lambourn, Hungerford, Service Villages – Kintbury, Great Shefford,</p>		

	<p>Compton, Chieveley, Hermitage, Cold Ash, Woolhampton, Bradfield Southend, Aldermaston). The River Lambourn SAC has areas in close proximity to Newbury and Thatcham.</p> <p>Work has started on developing a new Local Plan for West Berkshire, although as this is still at a very early stage the potential impacts on protected sites are unknown. The new Local Plan will be subject to its own HRA.</p> <p>Hampshire Country Council <i>Hampshire Minerals and Waste Plan (adopted 2013)</i> Sand and gravel deposits in Hampshire are largely in the south east corner (New Forest Area) along the northern boundary and patchy throughout the rest of the County. Of particular relevance to the West Berkshire MWLP are the deposits along the north Hampshire border around the Thames Basin Heaths SPA and with 5km of the Kennet and Lambourn Floodplain SAC. These mineral deposits are protected from other development. 'Mineral Resources Areas' have been identified in the north east corner around the Thames Basin Health SPA area (6 mineral extraction sites within 500m, 3 mineral extraction sites between 500m and 2.5km). These same sites also form 'Landfill Potential Sites' showing they would have a more long-term use.</p> <p>It is expected that development projects in north east Hampshire will accommodate waste management facilities.</p>	
Are the potential impacts of the Plan likely to be significant?		
Alone?	N	<p>It is recognised that there is potential for harm to the SAC from aerial pollution from both waste and mineral sites, both chemical aerial pollution and water use.</p> <p>However, no likely significant effects have been identified. The development will be focused downstream of the SAC, reducing the potential for harm.</p>
In combination with other plans/projects?	N	<p>While additional development is proposed for Newbury and Thatcham, however, this is not likely to impact on the SAC as it is located downstream from the SAC.</p>

Site Name		Thames Basin Heaths	
Site Designation		SPA	
Location of International Site		SU878566 (approx. centre point)	
Description of International Site		<p>The mosaic of habitats which form the internally important lowland heathland are dependent on active heathland management.</p> <p>Large UK breeding populations of Nightjar (7.8%), Woodlark (9.9%) and Dartford warbler (27.8%)</p>	
Conservation Objectives of International Site		<p>A common conservation objective has been set for the whole of the Thames Basin Heaths SPA – Subject to natural change, to maintain in favourable condition, the habitats for the populations of Annex 1 bird species of European importance, with particular reference to lowland heathland and rotationally managed plantation.</p> <p>The majority of the site is in unfavourable, but recovering condition. The main threat to the condition of the SPA is recreational pressure from nearby residential development.</p>	
Aspects of the plan that could impact on International Site		<ul style="list-style-type: none"> • Land bank / Need • Self-Sufficiency in Waste Management • Landscape and Protected Landscapes • Restoration and after-use • Transport • Cumulative Impact • Minerals Safeguarding • Waste Safeguarding • Location of Development (construction aggregates, waste management facilities, landfill) • Borrow Pits • Specialist Waste Management • Chalk and Clay • Energy Minerals • Reworking of old landfill sites • Temporary infrastructure (waste, construction aggregate) • Permanent construction aggregate infrastructure 	
Potential causes of significant effects		Vulnerability of the International site	Details
Fragmentatio		N	No land take from European and Ramsar sites will be required to deliver the

n			objectives set out in the MWLP.
Predation	Vermin	N	The focus of development is likely to be outside the buffer zones, therefore it is considered that there is negligible potential for there to be significant impacts on the habitat. The risk is also considered to be low as development would be complying with Environment Agency guidelines, meaning the chance of any leachate escaping any facility is low.
	Invasive species	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
Hydrology	Leachate	N	There is potential where facilities are located within close proximity to the SPA boundary for leachate to reach the habitats for which the site is designated, thus changing the habitat structure that the birds rely upon. The focus of development is likely to be outside the buffer zones, therefore it is considered that there is negligible potential for these to be significant impacts on the habitat. The risk is also considered to be low as development would be complying with Environment Agency guidelines, meaning the chance of any leachate escaping any facility is low.
	Water use	N	The focus of development is likely to be outside the buffer zones, therefore it is considered that there is negligible potential for there to be significant impacts on the habitat.
	Water pollution	N	The focus of development is likely to be outside the buffer zones, therefore it is considered that there is negligible potential for there to be significant impacts on the habitat.
	Groundwater	N	The focus of development is likely to be outside the buffer zones, therefore it is considered that there is negligible potential for there to be significant impacts on the habitat.
Disturbance	Noise	N	The focus of development is likely to be outside the buffer zones, therefore it is considered that there is negligible potential for there to be significant impacts on the habitat. The risk is also considered to be low as development would be complying with Environment Agency guidelines, meaning noise emanating from sites should be low.

	Lighting	N	The focus of development is likely to be outside the buffer zones, therefore it is considered that there is negligible potential for significant impacts on the habitat.
	Traffic	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
	Impact of building	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SPA, because the site's features of interest are considered unlikely to be vulnerable to this hazard.
	Vibration	N	The focus of development is likely to be outside the buffer zones, therefore it is considered that there is negligible potential for there to be significant impacts on the habitat.
Air Pollution	Dust	N	This hazard is considered to have negligible potential to cause likely significant effect on the SPA, due to the fact that facilities will be complying with Environment Agency regulations. It is unlikely that they will release sufficient levels of dust to cause harm to the bird species for which the SPA is designated.
	Traffic (inc. emissions)	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SPA, as it is not anticipated that there will be significant increases in traffic resulting from the development of sites in the area
	Aerial pollutants	N	The focus of development is likely to be outside the buffer zones, therefore it is considered that there is negligible potential for there to be significant impacts on the habitat. The risk is also considered to be low as development would be complying with Environment Agency guidelines, meaning the chance of any aerial pollutants escaping any facility is low.
Other Plans and projects	<p>West Berkshire Council <i>Core Strategy / Housing Site Allocations DPD</i> – deliver 10,500 new homes to 2026. Focus for housing is within the settlement hierarchy (Urban Areas – Newbury, Thatcham, Eastern Urban Area, Rural Service Centres – Burghfield Common, Mortimer, Theale, Pangbourne, Lambourn, Hungerford, Service Villages – Kintbury, Great Shefford, Compton, Chieveley, Hermitage, Cold Ash, Woolhampton, Bradfield Southend, Aldermaston). None of these areas are within the SPA buffer zones.</p> <p>Work has started on developing a new Local Plan for West Berkshire, although as this is still at a</p>		

	very early stage the potential impacts on protected sites are unknown. The new Local Plan will be subject to its own HRA.	
Are the potential impacts of the Plan likely to be significant?		
Alone?	N	<p>A small area of West Berkshire, to the south east, is located within the 5km and 7km buffer zone to the SPA. There are no mineral deposits within West Berkshire close to the SPA, and limited potential for waste development and therefore, it is concluded that there is negligible potential for mineral or waste development sufficiently close to the SPA to result in significant impact on the habitats.</p> <p>However, no likely significant effects have been identified. The development will be focused downstream of the SAC, reducing the potential for harm.</p>
In combination with other plans/projects?	N	<p>Despite the fact that there are large amounts of development currently around the SPA, it is not expected that the proposed MWLP will contribute to these impacts as there are no major mineral deposits in close proximity to the SPA, and waste development is likely to be focused elsewhere in the district.</p>

Site Name	Kennet and Lambourn Floodplain
Site Designation	SAC
Location of International Site	SU313704
Description of International Site	<p>Supports extensive population of Desmoulin's Whorl snail (<i>Vertigo moulinsiana</i>)</p> <p>The site is predominately Reed Sweet-grass (<i>Glyceria maxima</i>) swamp of tall sedges at the river margins, in ditches and in depressions in wet meadows.</p>
Conservation Objectives of International Site	<p>Subject to natural change, to maintain, in favourable condition, the habitat for the population of European importance of Desmoulin's whorl snail (<i>Vertigo moulinsiana</i>)</p> <p>Currently the majority of the site is in a favourable condition. Maintaining this condition is dependent on minimising scrub incursion to wetland, fen and grassland habitats. Risks to the declining condition stem from spread of invasive weeds, poor woodland and land management</p>

		and run-off affecting water quality.	
Aspects of the plan that could impact on International Site		<ul style="list-style-type: none"> • Land bank / Need • Self-Sufficiency in Waste Management • Restoration and after-use • Transport • Cumulative Impact • Minerals Safeguarding • Waste Safeguarding • Location of Development (construction aggregates, waste management facilities, landfill) • Borrow Pits • Specialist Waste Management • Chalk and Clay • Energy Minerals • Reworking of old landfill sites • Temporary infrastructure (waste, construction aggregate) • Permanent construction aggregate infrastructure 	
Potential causes of significant effects		Vulnerability of the International site	Details
Fragmentation		N	No land take from protected sites will be required to deliver the objectives set out in the MWLP
Predation	Vermin	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Invasive species	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
Hydrology	Leachate	Y	It is generally considered that clean water is a habitat requirement of the Desmoulin's whorl snail, although research undertaken in relation to this is limited. There is a risk that leachate from waste facilities may enter the water course and pollute the water making the habitat unsuitable for this species.
	Water use	Y	The Desmoulin's whorl snail requires permanently wet, usually calcareous,

			<p>swamps, fens and marshes, boarding river, lakes and ponds, or in river floodplains. It is highly dependent on maintenance of existing hydrological conditions. If water hungry developments are located close to the SAC there is a risk that the requirement for large amount of water could lead to drying of the floodplain.</p> <p>However, it is understood that sites likely to come forward as part of the plan are located downstream of the SAC. Therefore, it is considered that there is no likely significant effect from the plan.</p>
	Water pollution	Y	<p>It is generally considered that clean water is a habitat requirement of the Desmoulin's whorl snail, although research undertaken in relation to this is limited. There is a risk that leachate from waste facilities, or an influx of nutrients may enter the watercourse and pollute the water, making the habitat unsuitable for this species.</p> <p>However, it is understood that sites likely to come forward as part of the plan are located downstream of the SAC. Therefore, it is considered that there is no likely significant effect from the plan.</p>
	Groundwater	Y	<p>Dewatering is a key process of the extraction of sand and gravel. This can have impacts on groundwater flows up to 2km from the extraction site. The Desmoulin's whorl snail requires permanently wet, usually calcareous, swamps, fens and marshes, boarding river, lakes and ponds, or in river floodplains. It is highly dependent on maintenance of existing hydrological conditions.</p> <p>However, it is understood that sites likely to come forward as part of the plan are located downstream of the SAC. Therefore, it is considered that there is no likely significant effect from the plan.</p>
Disturbance	Noise	N	<p>This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.</p>
	Lighting	N	<p>This hazard is considered to have a negligible potential to cause a likely significant</p>

			effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Traffic	N	The local area is already serviced by the A4. It is not anticipated that development would result in significant increases in traffic sufficient to cause likely significant effects on the SAC.
	Impact of building	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Vibration	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
Air Pollution	Dust	N	This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.
	Traffic (inc. emissions)	N	<p>This hazard is considered to have a negligible potential to cause a likely significant effect on the SAC because the Desmoulin's whorl snail is not considered to be vulnerable to this hazard output type at anticipated levels from regulated development.</p> <p>This risk is considered low as developments would be complying with Environment Agency guidelines, meaning that the chances of leachates escaping any facility are low.</p>
Other Plans and projects	<p>West Berkshire Council <i>Core Strategy / Housing Site Allocations DPD</i> – deliver 10,500 new homes to 2026. Focus for housing is within the settlement hierarchy (Urban Areas – Newbury, Thatcham, Eastern Urban Area, Rural Service Centres – Burghfield Common, Mortimer, Theale, Pangbourne, Lambourn, Hungerford, Service Villages – Kintbury, Great Shefford, Compton, Chieveley, Hermitage, Cold Ash, Woolhampton, Bradfield Southend, Aldermaston). The River Lambourn SAC has areas in close proximity to Newbury and Thatcham.</p>		

Work has started on developing a new Local Plan for West Berkshire, although as this is still at a very early stage the potential impacts on protected sites are unknown. The new Local Plan will be subject to its own HRA.

Hampshire Country Council

Hampshire Minerals and Waste Plan (adopted 2013)

Sand and gravel deposits clustered in Hampshire are largely in the south east corner (New Forest Area) along the northern boundary and patchy throughout the rest of the County. Of particular relevance to the West Berkshire MWLP are the deposits along the north Hampshire border around the Thames Basin Heaths SPA and within 5km of the Kennet and Lambourn Floodplain SAC. These mineral deposits are protected from other development. ‘Mineral Resource Areas’ have been identified in the north east corner around the Thames Basin Heaths SPA area (6 mineral extraction sites within 500m, 3 mineral extraction sites between 500m and 2.5km). These same sites also form ‘Landfill Potential Sites’ showing they would have a more long-term use.

It is expected that development projects in North East Hampshire will accommodate waste management facilities.

Wiltshire Council

Wiltshire and Swindon Minerals Core Strategy (adopted 2009)

Mineral resources throughout Wiltshire are determined by geology, with the same geology creating important landscape and natural habitats. Therefore, mineral resources often occur within important environmental designations, such as the AONB. Past, current and proposed mineral workings are located towards the north, west and south of the country, avoiding the area adjacent to West Berkshire.

Wiltshire and Swindon Waste Core Strategy (adopted 2009)

Current waste facilities are largely located in more urban areas of the district. Landfill facilities are in areas geologically suited to mineral extraction. As with mineral sites this generally avoids the areas adjacent to West Berkshire, although there are current waste facilities within 5km of West Berkshire and it is proposed that new waste facilities are located within 16km of strategically significant cities (inc. Swindon). This zone covers land adjacent to West Berkshire. Therefore, the plan for Waste in Wiltshire could have an effect on the Kennet and Lambourn Floodplain SAC in terms of site locations or travel routes.

Are the potential impacts of the Plan likely to be significant?		
Alone?	N	No likely significant effects have been identified at the MWLP level as the focus of any

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		waste and mineral development in the area would be located downstream from the SAC.
In combination with other plans/projects?	N	Additional development is proposed for Thatcham through the West Berkshire Housing Site Allocations (HSA) DPD, however, this is not likely to impact on the SAC as it is located downstream of the SAC and the HSA DPD has been subject to separate HRA screening. Any waste and minerals development coming forward in the area would be located downstream from the SAC.

Site Name	Hartslock Wood	
Site Designation	SAC	
Location of International Site	SU619789	
Description of International Site	<p>The chalk grassland mostly consists of a mosaic of shorter-turf NVC type CG2 Festuca ovina-Avenula pratensis grassland and taller CG3 Bromus erectus grassland. The site supports one of only three UK populations of Monkey Orchid (<i>Orchis simian</i>), a nationally rare Red Data Bood Species.</p> <p>Open patches show a rich flora including local species such as Southern Wood-rush (<i>Luzula forester</i>), Wood Barley (<i>Hordelymus europaeus</i>) and Narrow-lipped Helleborine (<i>Epipactis leptochila</i>).</p>	
Conservation Objectives of International Site	<p>The conservation objective is subject to natural change, to maintain the following habitats and geological features in favourable condition, with particular reference to any dependent component special interest features for which the land is designated – Broadleaved mixed and yew woodland and Calcareous grassland.</p> <p>The site is currently in a favourable condition.</p>	
Aspects of the plan that could impact on International Site	<ul style="list-style-type: none"> • Land bank / Need • Self-Sufficiency in Waste Management • Landscape and Protected Landscapes • Restoration and after-use • Transport • Borrow Pits • Specialist Waste Management • Chalk and Clay • Energy Minerals • Reworking of old landfill sites • Temporary infrastructure (waste, construction aggregate) 	

		<ul style="list-style-type: none"> • Cumulative Impact • Minerals Safeguarding • Waste Safeguarding • Location of Development (construction aggregates, waste management facilities, landfill) <ul style="list-style-type: none"> • Permanent construction aggregate infrastructure 	
Potential causes of significant effects		Vulnerability of the International site	Details
Fragmentation		N	No land take from European and Ramsar sites will be required to deliver the objectives set out in the MWLP.
Predation	Vermin	N	The hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site's features of interest are considered unlikely to be vulnerable to this hazard.
	Invasive species	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
Hydrology	Leachate	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is a long distance from any potential sites and therefore, any potential hazards from the development of sites will not reach the SAC.
	Water use	N	The hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site's features of interest are considered unlikely to be vulnerable to this hazard.
	Water pollution	N	The hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site's features of interest are considered unlikely to be vulnerable to this hazard.
	Groundwater	N	The hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site's features of interest are considered unlikely to be vulnerable to this hazard.

Disturbance	Noise	N	The hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site's features of interest are considered unlikely to be vulnerable to this hazard.
	Lighting	N	The hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site's features of interest are considered unlikely to be vulnerable to this hazard.
	Traffic	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
	Impact of building	N	The hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site's features of interest are considered unlikely to be vulnerable to this hazard.
	Vibration	N	The hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site's features of interest are considered unlikely to be vulnerable to this hazard.
Air Pollution	Dust	Y	<p>Air quality is of importance in maintaining the health of trees. High levels of aerial pollution such as dust might lead to reduced vigour of trees and increased tree mortality if it is present in high enough concentrations.</p> <p>The SAC is not located within close proximity to safeguarded areas and such facilities are regulated by the Environment Agency, therefore, the risks of impacts from dust are considered low.</p>
	Traffic (inc. emissions)	Y	<p>Air quality is of importance in maintaining the health of trees. High levels of aerial pollution such as dust might lead to reduced vigour of trees and increased tree mortality if it is present in high enough concentrations.</p> <p>The SAC is not located within close proximity to safeguarded areas and such facilities are regulated by the Environment Agency, therefore, the risks of impacts from increased traffic movements are considered low. The nearest road is the A329, and it is not considered that sites would significantly increase traffic along this road to lead to sufficient increase to cause a likely significant effect on the trees for which the SAC is designated.</p>

<p>Other Plans and projects</p>	<p>West Berkshire Council <i>Core Strategy / Housing Site Allocations DPD</i> – deliver 10,500 new homes to 2026. Focus for housing is within the settlement hierarchy (Urban Areas – Newbury, Thatcham, Eastern Urban Area, Rural Service Centres – Burghfield Common, Mortimer, Theale, Pangbourne, Lambourn, Hungerford, Service Villages – Kintbury, Great Shefford, Compton, Chieveley, Hermitage, Cold Ash, Woolhampton, Bradfield Southend, Aldermaston). The River Lambourn SAC has areas in close proximity to Newbury and Thatcham.</p> <p>Work has started on developing a new Local Plan for West Berkshire, although as this is still at a very early stage the potential impacts on protected sites are unknown. The new Local Plan will be subject to its own HRA.</p> <p>Oxfordshire County Council Oxfordshire Minerals and Waste Core Strategy (examination 2016)</p> <p>Past and existing permitted mineral working areas in Oxfordshire are clustered to the west of Oxford with another cluster between Oxford and Didcot. There are a few in the north towards Banbury. There are also small workings in the south east and south west. Proposed extraction sites are roughly 5km from Hartslock Wood SAC.</p> <p>Proposed waste sites are clustered around towns of Banbury, Oxford, Bicester and around Abingdon/Didcot/Wantage. None are within 5km of Hartslock Wood SAC.</p>	
<p>Are the potential impacts of the Plan likely to be significant?</p>		
<p>Alone?</p>	<p>N</p>	<p>It is recognised that there is potential for harm on the SAC from aerial pollution from both waste and mineral sites, relating both to chemical aerial pollution and dust.</p> <p>However, impacts resulting from waste sites are considered unlikely due to the distance between sites and the SAC. Any potential emissions would be regulated.</p>
<p>In combination with other plans/projects?</p>	<p>N</p>	<p>There are no other areas of significant development within close proximity to the SAC.</p>

Site Name	Hackpen Hill	
Site Designation	SAC	
Location of International Site	SU352847	
Description of International Site	Hackpen Hill is an extensive area of unimproved chalk grassland in the Downs. The site has a variety of aspect and gradients, with the grassland dominated by Red Fescue (<i>Festuca Rubra</i>) and Upright brome (<i>Bromus erectus</i>). The herb flora includes a significant population of early gentian (<i>Gentianella anglica</i>), Frog Orchid (<i>Coeloglossum viride</i>), Horseshoe Vetch (<i>Hoppocrepis comosa</i>), Common Rock-rose (<i>Helianthemum nummularium</i>) and Dwarf Thistle (<i>Crisium acaule</i>).	
Conservation Objectives of International Site	<p>The conservation objectives are subject to natural change, to maintain the following habitats and geological features in favourable condition, with particular reference to any dependent component special interest features for which the land is designated – lowland calcareous grassland.</p> <p>The site is in favourable condition.</p>	
Aspects of the plan that could impact on International Site	<ul style="list-style-type: none"> • Land bank / Need • Self-Sufficiency in Waste Management • Landscape and Protected Landscapes • Restoration and after-use • Transport • Cumulative Impact • Minerals Safeguarding • Waste Safeguarding • Location of Development (construction aggregates, waste management facilities, landfill) • Borrow Pits • Specialist Waste Management • Chalk and Clay • Energy Minerals • Reworking of old landfill sites • Temporary infrastructure (waste, construction aggregate) • Permanent construction aggregate infrastructure 	
Potential causes of significant effects	Vulnerability of the International site	Details

Fragmentation		N	No land take from European and Ramsar sites will be required to deliver the objectives set out in the MWLP.
Predation	Vermin	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
	Invasive species	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
Hydrology	Leachate	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
	Water use	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
	Water pollution	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
	Groundwater	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because grassland is not considered to be vulnerable to this hazard output at anticipated levels from regulated developments.
Disturbance	Noise	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because grassland is not considered to be vulnerable to this hazard output at anticipated levels from regulated developments.
	Lighting	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because grassland is not considered to be vulnerable to this hazard output at anticipated levels from regulated developments.
	Traffic	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
	Impact of building	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.

	Vibration	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because grassland is not considered to be vulnerable to this hazard output at anticipated levels from regulated developments.
Air Pollution	Dust	N	While there is a theoretical threat from aerial pollution such as dust which could damage the vegetation on site, the site is 2km from the West Berkshire border and a large distance from any potential sites. Therefore, it is considered that the risk to this site is low.
	Traffic (inc. emissions)	N	This hazard is considered to have negligible potential to cause a likely significant effect on the SAC, because the site is some distance from any potential sites, therefore, any potential hazards are unlikely to reach the SAC.
Other Plans and projects	<p>West Berkshire Council <i>Core Strategy / Housing Site Allocations DPD</i> – deliver 10,500 new homes to 2026. Focus for housing is within the settlement hierarchy (Urban Areas – Newbury, Thatcham, Eastern Urban Area, Rural Service Centres – Burghfield Common, Mortimer, Theale, Pangbourne, Lambourn, Hungerford, Service Villages – Kintbury, Great Shefford, Compton, Chieveley, Hermitage, Cold Ash, Woolhampton, Bradfield Southend, Aldermaston). The River Lambourn SAC has areas in close proximity to Newbury and Thatcham.</p> <p>Work has started on developing a new Local Plan for West Berkshire, although as this is still at a very early stage the potential impacts on protected sites are unknown. The new Local Plan will be subject to its own HRA.</p> <p>Oxfordshire County Council Oxfordshire Minerals and Waste Core Strategy (examination 2016)</p> <p>Past and existing permitted mineral working areas in Oxfordshire are clustered to the west of Oxford and between Oxford and Didcot. There are a few in the north towards Banbury. There are also small workings in the south east and south west. Proposed extraction sites are roughly 5km from Hartslock Wood SAC.</p> <p>Proposed waste sites are clustered around towns of Banbury, Oxford, Bicester and around Abingdon/Didcot/Wantage. None are within 5km of Hackpen Hill SAC.</p> <p>Vale of White Horse Proposed development sites just over 5km from the site</p>		

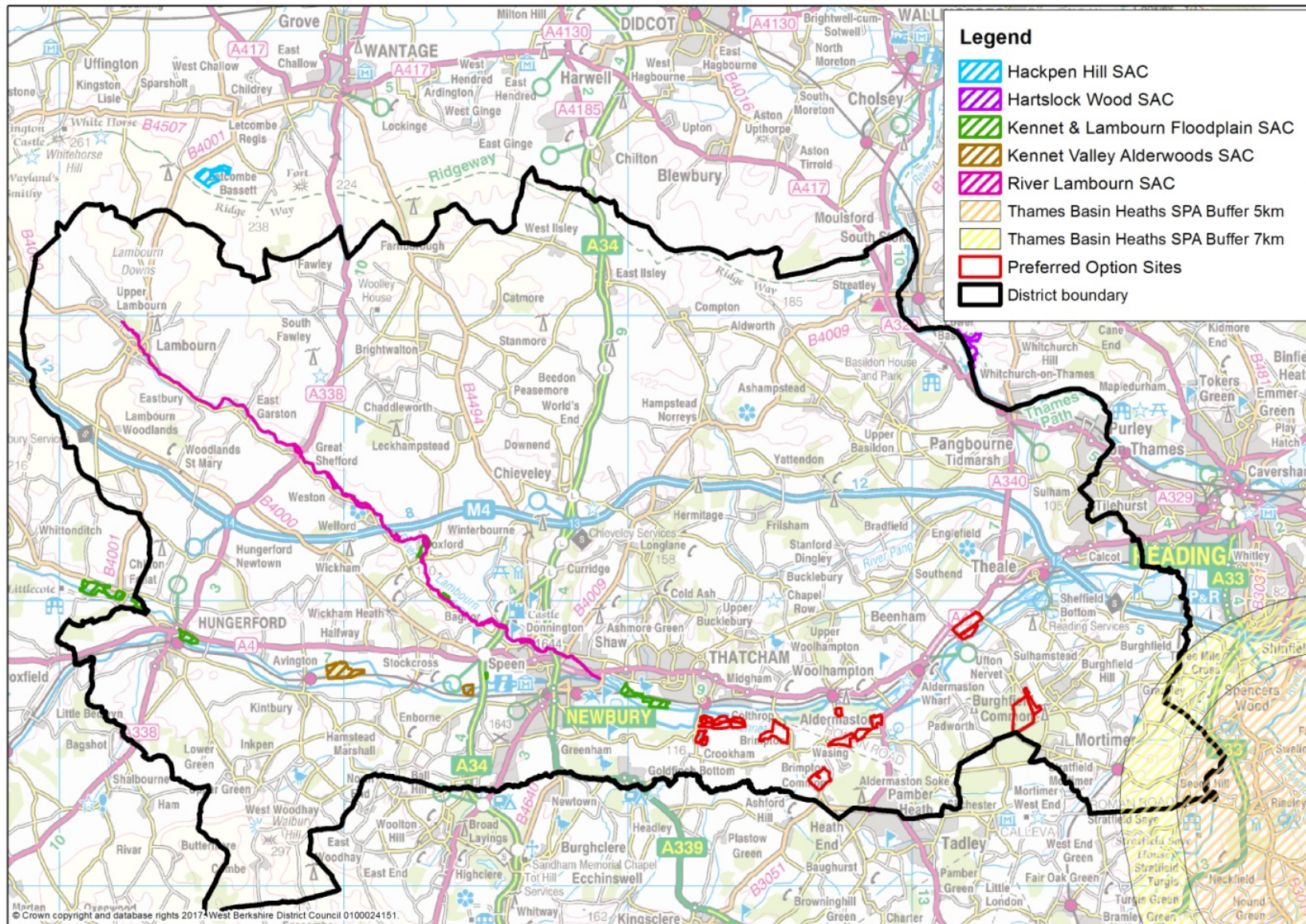
Are the potential impacts of the Plan likely to be significant?		
Alone?	No	This is an isolated site in terms of its location relative to potential waste and minerals development. It is considered that the interest features for which the site is designated are not vulnerable to any of the potential hazards which may result from minerals and waste development. Where there is potential for harm it is not considered that development will be close enough to the site for hazards to have a significant impact on the SAC.
In combination with other plans/projects?	No	There are no other significant development proposals or plans within close proximity of the SAC.

Sites

None of the sites being considered for allocation in the Minerals and Waste Local Plan are adjacent to a SAC, or fall within the 7km or 5km SPA buffer.

The only site close to a SAC is Waterside Farm (MW016), which is located 1.3km downstream of the Kennet and Lambourn Floodplain SAC. As the site is downstream of the SAC it is not considered that there would be a significant impact if the site was allocated for mineral extraction.

MW016 Waterside Farm is 1.3km from the Kennet and Lambourn Flood Plain SAC, however is located downstream of the SAC and therefore, there is unlikely to be an impact.



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Assessment Outcomes

The policy approach and proposed allocated sites in the Minerals and Waste Local Plan mean that overall there is unlikely to be a significant impact on any European and Ramsar sites as a result of the plan. The geology of West Berkshire and the environmental designation of the AONB, mean that minerals development is to be focused along the Kennet Valley between Thatcham and Theale. The plan does not propose to allocate sites for waste development, rather to safeguard existing waste facilities, none of which are close to any European and Ramsar sites.

In combination effects

The screening has identified other relevant plans and projects, and discussed the potential for them to have in combination effects on a European site. The HRA concluded that the integrity of the European sites within the district and those within 5km of the district boundary would not be impacted.

Summary

The findings of the screening demonstrate that the policies and proposed sites for allocation to be set out in the Preferred Options DPD will not have any adverse effects on the integrity of European sites.

The policy approach sets out where development will be considered appropriate and what factors will need to be considered. All applications coming forward on proposed allocated sites must comply with relevant policies; these allocations are judged not to have adverse impacts on European Sites, either alone or in combination.

The policies themselves set out in the Preferred Options will direct and manage new development and are not considered to have an effect on any European or Ramsar sites.

The Council is now seeking determination from Natural England that no further investigation, or appropriate assessment, is required under the Habitat Directive for the preferred options Minerals and Waste Local Plan for West Berkshire. The Council will also consult with the Environment Agency and the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT) on this screening report.

Stratfield Mortimer Neighbourhood Development Plan

Committee considering report:	Council
Date of Committee:	9 May 2017
Portfolio Member:	Councillor Hilary Cole
Date Portfolio Member agreed report:	28 April 2017
Report Author:	Laila Bassett
Forward Plan Ref:	C3286

1. Purpose of the Report

- 1.1 To consider the officer recommendation that the examiner's decision on the Stratfield Mortimer Neighbourhood Development Plan (NDP) (ie. that it should not proceed to referendum) is not followed and the NDP does progress to referendum. This is as a result of new landscape evidence which West Berkshire District Council (WBDC) officers consider overcomes the concerns raised by the examiner in his report.

2. Recommendation

- 2.1 That Council agrees to the Stratfield Mortimer NDP progressing to referendum.

3. Implications

- 3.1 **Financial:** The Council are currently able to claim up to £30,000 per Neighbourhood area designated (up to a maximum of 20 areas per year). Payments are broken down into stages:
- 1) £5,000 following the designation of a neighbourhood area
 - 2) £5,000 following publication of the proposed neighbourhood plan once it has been submitted to the council
 - 3) £20,000 following successful completion of the neighbourhood plan examination. This is to part pay for the examination and costs associated with the referendum.

The cost to the council is largely through officer time, and in the organisation of the referendum. It is estimated that approximately 90 to 100 hours of officer time was required to support Stratfield Mortimer develop a neighbourhood plan, at a cost of approximately £2,500. This does not include the cost of the examination.

The Stratfield Mortimer examination cost approximately

£18,185.

On average referendums cost £5,000 per ballot box to deliver, plus the officer time associated with arranging the referendum.

- 3.2 **Policy:** National Planning Policy makes provision for the development of neighbourhood planning. An adopted NDP forms part of the district's development plan.
- 3.3 **Personnel:** The Council has a duty to support the development of Neighbourhood Plans. Officer time will be required to offer this support.
- 3.4 **Legal:** The relevant legislation setting out the neighbourhood planning process is included in the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).
Parish/Town Councils or neighbourhood forums have the responsibility for leading the process; however local planning authorities have a significant role in assisting certain stages of the process and ensuring that certain criteria are met. The procedure comprises a number of stages which include public consultation and examination. If the NDP is found to be satisfactory, a local referendum must take place where more than 50% of those voting must agree to it, before the NDP is brought into legal force and becomes part of the development plan.
- 3.5 **Risk Management:** n/a
- 3.6 **Property:** n/a
- 3.7 **Other:** n/a

4. Other options considered

- 4.1 That the recommendations of the Stratfield Mortimer NDP examiner are accepted, and the NDP does not proceed to referendum. The NDP allocates a site for 110 dwellings, so by accepting the examiners recommendations would mean that WBDC have to address any shortfall in Stratfield Mortimer within the new Local Plan.
- 4.2 For the purposes of the determination of planning applications, the development plan for West Berkshire would not include the NDP.

Executive Summary

5. Introduction / Background

- 5.1. Neighbourhood Development Plans (NDPs) enable local communities to decide the future shape of the places where they live. Draft NDPs must undergo consultation and independent examination. The independent examiner considers if the draft NDP meets each of a set of basic conditions, and then recommend whether or not the NDP can proceed to referendum, or if modifications should be made before the NDP proceeds to referendum.
- 5.2. The Council currently has one NDP, Stratfield Mortimer, that has been through independent examination. The examiner recommended that the Stratfield Mortimer NDP did not progress to referendum purely due to a lack of landscape evidence. Because of the lack of environment evidence, he considered that the environment had not been fully considered when selecting a site to allocate (the site allocated for housing in the NDP was land to the south of St. John's Church of England School, off The Street) and therefore the NDP failed to meet two basic conditions.
- 5.2. The examiner did, however, state that had it not been for the landscape issue, he would have recommended that the NDP, with modifications, progress to referendum. The examiner set out the modifications that he would have made in his report. The report is included in Appendix C, however the modifications are also listed within Appendix D.
- 5.3. As part of the process for making NDPs, following the issuing of the examiner's report, a local planning authority (LPA) must consider the examiner's report, decide which of the recommendations should be followed, and then publish its decision.
- 5.4. Legislation allows LPAs to make a different recommendation to that of the examiner if there is new evidence. However if LPAs do propose a different decision, they must set out the reasons for this and invite representations.
- 5.5. Stratfield Mortimer Parish Council made a request to West Berkshire District Council (WBDC) that they delay making a decision on the Examiner's report so that it and the Stratfield Mortimer NDP Steering Group could consider the report in further detail. Subsequently, the Stratfield Mortimer NDP Steering Group informed WBDC via the Parish Council that they wished to commission detailed landscape work to overcome the examiner's concerns.
- 5.6. In January 2017, WBDC on behalf of Stratfield Mortimer Parish Council commissioned independent landscape assessment work ('Landscape Capacity Assessment of Potential Housing Sites at Stratfield Mortimer'). This is included at Appendix E.
- 5.7. At a Full Council meeting of Stratfield Mortimer Parish Council in February 2017, two motions were moved and agreed:
 - (a) The Parish Council recommends that the WBDC rejects the Examiners recommendation as set out in his report dated 25 October 2016 and formally agrees that the Stratfield Mortimer Neighbourhood Development Plan proceeds to referendum following the analysis of the further evidence submitted by the Stratfield Mortimer Neighbourhood Planning Group.
 - (b) The Parish Council requests that WBDC make a decision regarding the Examiner's Report into the Stratfield Mortimer Neighbourhood Development

Plan by 10 May 2017 (in accordance with Reg 17A (4) and (5)(a) and 24A (4) and (5)(a) of the Neighbourhood Planning Regulations (General) 2012 (as amended)) to allow time for full consideration of the recommendations and issues raised in the report.

- 5.8. For the Full Council meeting of Stratfield Mortimer Parish Council, the Stratfield Mortimer NDP Steering Group produced a document (see Appendix F) that set out the possible ways forward following the landscape assessment work. On studying the new evidence in the landscape study and assessing it together with all the other sustainability evidence collected during the whole NDP process, they have found that when all of the sustainability criteria are taken together, as recommended good practice, the provision of up to 110 homes on the allocated site is still considered the most suitable option. The recommendation within the document was therefore to proceed with recommending the NDP to WBDC with the examiner's recommendations on changing '110 dwellings' to 'up to 110 dwellings' and other minor modifications. This document was submitted to WBDC following the agreement of the two motions.
- 5.9. In March 2017, WBDC officers proposed to recommend that the Stratfield Mortimer NDP progress to referendum because it was felt that the NDP as now proposed to be modified met all of the basic conditions. This was on the basis that the landscape assessment provided the environmental evidence that the examiner considered was missing. The completion of the study now means that the three elements of sustainable development (economic, environment and social) have been considered.
- 5.10. Furthermore, whilst the landscape assessment recommends that only part of the allocated site is suitable for development, national planning policy is clear that the three roles of sustainable development should not be taken in isolation because they are mutually dependent. It was the preference of the local community that only one site was allocated, and that the preferred site was the site south of St. John's Church of England School, off The Street. The allocated site will also include land for a new GP surgery and school.
- 5.12. In line with legislation, WBDC officers sought representations on their proposed recommendation. On consideration of these, officers felt that the issues raised would not result in a different final recommendation, ie. re-examination of the plan. Appendix G sets out the comments received and provides a Council response to each comment.

6. Proposal

- 6.1. WBDC officers recommend that the Stratfield Mortimer NDP progresses to referendum in light of the additional landscape evidence that has been undertaken. Representations on this proposed decision were sought between 3 March and 18 April 2017. None of the representations raise issues that would result in the Council recommending an alternative recommendation.

7. Conclusion

- 7.1. Following the consultation on the WBDC officer proposed recommendation, it is the final recommendation of officers that the NDP progresses to referendum. Council are asked to formally agree to this recommendation.

- 7.3. If formal agreement is obtained, then a referendum will be arranged to take place in the summer of 2017. A potential date for the referendum is 22 June 2017, with notice of the referendum served on 17 May 2017. Only those living within Stratfield Mortimer Parish and who are registered to vote will be eligible to vote in the referendum. The referendum will be run like a local election, with poll cards and absent voting.
- 7.4. On a successful 'yes' vote at referendum, the Stratfield Mortimer Neighbourhood Plan will be immediately adopted as part of the Development Plan, and used to determine planning applications within the Stratfield Mortimer Neighbourhood Area.

8. Appendices

- 8.1 Appendix A – Supporting Information
- 8.2 Appendix B – Equalities Impact Assessment
- 8.3 Appendix C – Stratfield Mortimer Neighbourhood Development Plan – Examiner's Report (25 October 2016)
- 8.4 Appendix D – Stratfield Mortimer NDP Examiner's modifications to the NDP that he would have made had he recommended the NDP progress to referendum
- 8.5 Appendix E – Landscape Capacity Assessment of Potential Housing Sites at Stratfield Mortimer (January 2017)
- 8.6 Appendix F – NDP – possible ways forward following the landscape study (Stratfield Mortimer Neighbourhood Development Plan Steering Group, February 2017)
- 8.7 Appendix G – West Berkshire Council response to the consultation on the proposed officer recommendation that the Stratfield Mortimer NDP should progress to referendum

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Stratfield Mortimer Neighbourhood Development Plan – Supporting Information

1. Introduction/Background

Neighbourhood Development Plans

- 1.1. Neighbourhood Development Plans (NDPs) enable local communities to decide the future shape of the places where they live. Prepared by Parish/Town Councils or a neighbourhood forum in unparished areas, they allocate land for development and establish general planning policies for development and the use of land in a neighbourhood area.
- 1.2. Draft NDPs must undergo consultation and independent examination. The independent examiner considers if the draft NDP meets each of a set of basic conditions which are as follows:
 - (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State.
 - (b) The making of the neighbourhood plan contributes to the achievement of sustainable development.
 - (c) The plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.
 - (d) The making of the plan does not breach, and is otherwise compatible with, EU regulations.
 - (e) Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the neighbourhood plan.
- 1.3. The independent examiner will then recommend whether or not the NDP can proceed to the referendum stage, or if modifications should be made to the NDP before it proceeds to referendum.
- 1.4. If a NDP proceeds to referendum, and more than 50% of those voting in the referendum vote 'yes', then the NDP is brought into legal force and becomes part of the development plan whereby it is used to determine planning applications and guide planning decisions within the neighbourhood area.

Stratfield Mortimer NDP

- 1.5. Stratfield Mortimer Parish Council has prepared a NDP for Stratfield Mortimer Parish, and this was subject to independent examination between May and October 2016. The examiner recommended in his report dated 25 October 2016 (see Appendix C) that the plan should not proceed to referendum and this was based purely on there being no landscape evidence.

- 1.6. Because of the lack of environment evidence, he considered that the environment had not been fully considered when selecting a site to allocate and two of the basic conditions had therefore not been met – having regard to national policies and advice contained in guidance issued by the Secretary of State, and the making of the plan contributes to the achievement of sustainable development. National planning policy gives importance to social, economic, and environmental considerations, which together constitute sustainable development.
- 1.7. The examiner did however state that had it not been for the landscape issue, he would have recommended that the NDP, with modifications (see Appendix D), progress to referendum. It should be noted that the modifications are also set out within the examiner’s report.

Legal context

- 1.8. As part of the process for making NDPs, following the issuing of the examiner’s report, a local planning authority must consider the examiner’s report, decide which of the recommendations should be followed, and then publish its decision.
- 1.9. The relevant legislation which governs the process for making NDPs (Schedule 4b of the Town and Country Planning Act 1990) enables local planning authorities (LPAs) to propose to make a recommendation which differs from that recommended by the examiner as a result of new evidence. However, if LPAs do propose a different decision, they must set out the reasons for this and invite representations from ‘prescribed persons’.

New evidence

- 1.10. Stratfield Mortimer Parish Council made a request to West Berkshire District Council (WBDC) that they delay in making a decision on the Examiner’s report so that it and the NDP steering group could consider the report in further detail. Such a request is allowed in legislation (under Regulation 17A (4) and (5)(1) of the Neighbourhood Planning (General) Regulations 2012 (as amended)). Subsequently, the Stratfield Mortimer Neighbourhood Plan Steering Group informed WBDC via the Parish Council that they wished to commission detailed landscape work to overcome the Examiner’s concerns.
- 1.11. In January 2017, WBDC on behalf of Stratfield Mortimer Parish Council commissioned independent landscape assessment work (‘Landscape Capacity Assessment of Potential Housing Sites at Stratfield Mortimer’ – see Appendix E).
- 1.12. Five sites were considered within the assessment. Four of these were considered by the examiner in his October 2016 report:
- (a) Land at Kiln Lane (also known as Monkey Puzzle Field) (site ref: MOR001).
 - (b) Land adjoining West End Road (site ref MOR005).
 - (c) Land to the south of St. John’s Church of England School, off The Street (*the housing site allocated in the NDP*) (site ref MOR006).

It should be noted that the address of the site is referred to slightly incorrectly in the assessment (‘land to the south of St. John’s C of E

School, Victoria Road’). The address of the site that has been used was that given to the Council by the site promoter when the site was submitted as part of the Strategic Housing Land Availability Assessment.

(d) Land at north east corner of Spring Lane (site ref MOR008)

- 1.13. A fifth site (land north of Windmill Road and west of Brewery Common, site ref MOR009) was considered following a request through the preparation of the NDP to amend the settlement boundary in this area.
- 1.14. The report concluded that only sites MOR005, part of MOR006, and MOR009 are considered further as potential housing sites.
- 1.15. At a Full Council meeting of Stratfield Mortimer Parish Council on 9 February 2017, the following two motions were moved and agreed:
- (a) The Parish Council recommends that the WBDC rejects the Examiners recommendation as set out in his report dated 25 October 2016 and formally agrees that the Stratfield Mortimer Neighbourhood Development Plan proceeds to referendum following the analysis of the further evidence submitted by the Stratfield Mortimer Neighbourhood Planning Group.
 - (b) The Parish Council requests that WBDC make a decision regarding the Examiner’s Report into the Stratfield Mortimer Neighbourhood Development Plan by 10 May 2017 (in accordance with Reg 17A (4) and (5)(a) and 24A (4) and (5)(a) of the Neighbourhood Planning Regulations (General) 2012 (as amended)) to allow time for full consideration of the recommendations and issues raised in the report.
- 1.16. On advising WBDC of this, they also submitted a document that set out their response to the landscape assessment entitled ‘NDP – possible ways forward following the landscape study’ (see Appendix F). This document considered three options:
- (a) Recommend to WBDC that the original NDP go forward to referendum (with the phrase ‘up to’ 110 dwellings in place of ‘110’ dwellings as well as the examiner’s other modifications).
 - (b) Abandon the NDP.
 - (c) Revise the NDP (including new consultation and examination) to give the full 110 homes on one or more site(s).

1.17. It should be noted that this document was also presented at the Full Council meeting of Stratfield Mortimer Parish Council.

Officer proposed recommendation

1.18. In order for WBDC officers to make their proposed recommendation, the following information was considered:

- (a) Stratfield Mortimer NDP Examiner’s Report (October 2016).

(b) Landscape Capacity Assessment of Potential Housing Sites at Stratfield Mortimer (January 2017).

(c) NDP – possible ways forward following the landscape study (Stratfield Mortimer NDP Steering Group, February 2017).

1.19. The Steering Group of the NDP has studied the new evidence in the landscape study and assessed it together with all the other sustainability evidence collected during the whole NDP process. They have found that when all of the sustainability criteria are taken together, as recommended as good practice, the provision of up to 110 homes on MOR006 is still considered the most sustainable option.

1.20. On consideration of this information in 1.18 above, officers proposed to recommend that the Stratfield Mortimer NDP progress to referendum because it was felt that the NDP now met all of the basic conditions, and in particular those set out below

Basic Condition (a) Having regard to national policies and advice contained in guidance issued by the Secretary of State

1.21. The Landscape Capacity Assessment provides the environmental evidence which the examiner considered was missing. The full consideration of the environment means that the three dimensions of sustainable development as set out within national planning policy (the National Planning Policy Framework, NPPF) – economic, environmental and social – have been considered in the allocation of a housing site.

1.22. The undertaking of the Landscape Capacity Assessment means that policy CS19 of the West Berkshire Core Strategy Development Plan Document is accorded with. This policy seeks to conserve and enhance the natural and historic environment, including landscape, consistently with paragraph 156 of the NPPF. The policy requires that proposals for development should be informed by and respond to, amongst others, the distinctive landscape character areas and key characteristics identified in relevant landscape character assessments.

1.23. Furthermore, the vision of the NDP sets out that the best landscape features of the parish will be retained.

1.24. Whilst the Landscape Capacity Assessment recommends that only part of the allocated site is suitable for development, it should be noted that the examiner in his report at paragraph 172 sets out that he would have recommended adding 'up to' before '110 homes' in NDP policy RS5 (this policy has regard to the allocated site) had he not had a concern with the site selection.

1.25. WBDC's adopted Core Strategy Development Plan Document (Development Plan Document) does not state that the NDP must deliver 110 dwellings. Instead it requires the delivery of at least 10,500 net additional dwellings over the period 2006-2026. Development is to follow the existing settlement pattern and comply with the spatial strategy policies for four spatial areas. Most development is to be within or adjacent to settlements in the settlement hierarchy.

1.26. Within the settlement hierarchy, Mortimer is identified as a Rural Service Centre, the second tier in the hierarchy. It is therefore considered to have a range of services and reasonable public transport provision so there are opportunities to strengthen role in meeting requirements of surrounding communities. Mortimer lies

within the East Kennet Valley spatial area and the provision of approximately 800 dwellings are proposed within this spatial area.

- 1.27. In relation to basic condition (a), it is considered that the NDP as now proposed to be modified gives appropriate regard to national policy and guidance.

Basic Condition (d) The making of the plan contributes to the achievement of sustainable development

- 1.28. The NPPF makes it clear at paragraph 8 that the three roles of sustainable development (economic, social and environmental) should not be taken in isolation because they are mutually dependent, and it is considered that there are other reasons.
- 1.29. National Planning Policy (paragraph 184 of the NPPF) identifies that neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The importance of neighbourhood planning is also reinforced in the Government's recent Housing White Paper 'Fixing out broken housing market' (7 February 2017) which states at 1.41 that "*New development affects us all...that's why we want communities to have a more direct say over development in their area...*".
- 1.30. It was the preference of the community that only one site was allocated within the village, and that the preferred site was the site south of St. John's Church of England School, off The Street.
- 1.31. The local community raised concerns about the capacity of the village schools and doctor's surgery being unable to cope with an increase to the population. Discussions that Stratfield Mortimer Parish Council had with the village school, WBDC, the doctor's surgery and the local health authority led to the conclusion that allocating land for a new enlarged infant school and new larger doctor's surgery would help to overcome the strong community concern. Only two sites would have been able to accommodate housing, a doctor's surgery and infant school. The allocated site was one of two sites large enough to accommodate this, and the landowner was willing to set aside land for a possible new school and doctor's surgery. The allocated site was the preference of the local community. The examiner's report states that the landowner and proposed developer of site proposed for allocation confirmed that in principle a development of about 60 units would be viable even with the provision of affordable housing and land set aside for the school and surgery.
- 1.32. The examiner in his report at paragraph 195 identifies that had he not had fundamental concerns about the selection of the allocated site then he would have recommended that the first bullet point of NDP policy SDB1 (which has regard to the design brief for the allocated site) be changed to reflect the outcome of a landscape and visual assessment and archaeological assessment so that it reads 'The site must provide up to 110 dwellings, subject to the outcome of technical studies.'
- 1.33. The allocation in the NDP will make a contribution to sustainable development as the site is appropriate for an amount of housing development which will be tempered (by way of the modification made by the examiner) to meet environmental needs such as impact on landscape. The examiner's modification to policy SDB1

would ensure that development would not have an unacceptable harm on the character and appearance of the landscape. Overall, it is considered that the NDP as proposed to be modified will meet basic condition (d) and will contribute to bringing forward development that is sustainable in terms of the NPPF.

Consultation

- 1.34. Because the WBDC officer proposed recommendation was different to that of the examiner, a six week consultation seeking views on this was required in line with 17A of the Neighbourhood Planning (General) Regulations 2012. The consultation period ran between Friday 3 March 2017 and Tuesday 18 April 2017. The following documents were made available for consultees to refer to:
- WBDC officer note setting out the proposed recommendation and the reasons behind it.
 - Examiner’s report on the Stratfield Mortimer NDP.
 - Examiner’s proposed modifications that he would have made to the Stratfield Mortimer NDP.
 - Landscape Capacity Assessment.
 - Stratfield Mortimer NDP Steering Group ‘possible ways forward following the landscape study.
 - Track changes version of the Stratfield Mortimer NDP which incorporates the modifications that the examiner would have made.
- 1.35. 23 responses were received to the consultation. Appendix G sets out the responses received and the Council’s response.

2. Supporting Information

- 2.1. In order for WBDC officers to make their final recommendation, the following information was considered:
- Stratfield Mortimer NDP Examiner’s Report (October 2016).
 - Landscape Capacity Assessment of Potential Housing Sites at Stratfield Mortimer (January 2017).
 - NDP – possible ways forward following the landscape study (Stratfield Mortimer NDP Steering Group, February 2017).
 - Consultation responses to the proposed officer recommendation.

3. Options for Consideration

- 3.1. Three options were considered:
- (a) That the recommendations of the Stratfield Mortimer NDP examiner are accepted, and the NDP does not proceed to referendum. The NDP allocates a site for 110 dwellings, so by accepting the examiners recommendations would mean that WBDC have to address any shortfall

in Stratfield Mortimer within the new Local Plan. For the purposes of the determination of planning applications, the development plan for West Berkshire would not include the NDP.

- (b) That the recommendations of the examiner are not adhered to due to new evidence which overcomes the concerns raised in his report, and the Stratfield Mortimer NDP progresses to referendum.
- (c) That the NDP is referred to independent examination.

4. Proposals

- 4.1. WBDC officers final recommendation is that the Stratfield Mortimer NDP, with modifications proposed by the examiner in his report, progresses to referendum.
- 4.2. Appendix G sets out the comments received to the consultation on the WBDC officer proposed recommendation and includes a Council response. None of the representations raise issues that would result in the Council recommending an alternative recommendation.
- 4.3. It is the view of WBDC officers that the Stratfield Mortimer NDP (with modifications) meets all of the basic conditions.

5. Conclusion

- 5.1. For the reasons set out in section 4 above, WBDC officers' final recommendation is that the Stratfield Mortimer NDP (with modifications) progresses to referendum. Council are asked to formally agree this recommendation.
- 5.2. If agreement is obtained, then a referendum will be arranged to take place in the summer of 2017. A potential date is 22 July 2017, with notice of the referendum served on 17 May 2017. Only those living within Stratfield Mortimer Parish and who are registered to vote will be eligible to vote in the referendum.
- 5.3. On a successful 'yes' vote at referendum, the Stratfield Mortimer NDP will be immediately adopted as part of the Development Plan, and used to determine planning applications within the Stratfield Mortimer Neighbourhood Area.

6. Consultation and Engagement

- 6.1. Bryan Lyttle (Planning) and Planning Advisory Group (PAG).

Subject to Call-In:

Yes: No:

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



Wards affected:

Stratfield Mortimer

Strategic Aims and Priorities Supported:

The proposals will help achieve the following Council Strategy aims:

- BEC – Better educated communities**
- HQL – Maintain a high quality of life within our communities**

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

- SLE1 – Enable the completion of more affordable housing**
- HQL1 – Support communities to do more to help themselves**

Officer details:

Name: Laila Bassett
Job Title: Senior Planning Officer
Tel No: 01635 519 540
E-mail Address: laila.bassett@westberks.gov.uk

Appendix B

Equality Impact Assessment - Stage One

We need to ensure that our strategies, policies, functions and services, current and proposed have given due regard to equality and diversity as set out in the Public Sector Equality Duty (Section 149 of the Equality Act), which states:

- “(1) A public authority must, in the exercise of its functions, have due regard to the need to:**
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;**
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; This includes the need to:**
 - (i) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;**
 - (ii) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;**
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it, with due regard, in particular, to the need to be aware that compliance with the duties in this section may involve treating some persons more favourably than others.**
- (2) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.**
- (3) Compliance with the duties in this section may involve treating some persons more favourably than others.”**

The following list of questions may help to establish whether the decision is relevant to equality:

- Does the decision affect service users, employees or the wider community?
- (The relevance of a decision to equality depends not just on the number of those affected but on the significance of the impact on them)
- Is it likely to affect people with particular protected characteristics differently?
- Is it a major policy, or a major change to an existing policy, significantly affecting how functions are delivered?
- Will the decision have a significant impact on how other organisations operate in terms of equality?
- Does the decision relate to functions that engagement has identified as being important to people with particular protected characteristics?
- Does the decision relate to an area with known inequalities?
- Does the decision relate to any equality objectives that have been set by the council?

Please complete the following questions to determine whether a full Stage Two, Equality Impact Assessment is required.

What is the proposed decision that you are asking the Executive to make:	To consider the officer proposed recommendation that the Stratfield Mortimer Neighbourhood Development Plan (NDP) progresses to referendum.
Summary of relevant legislation:	The relevant legislation setting out the neighbourhood planning process is included in the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended).
Does the proposed decision conflict with any of the Council’s key strategy priorities?	No
Name of assessor:	Laila Bassett
Date of assessment:	15 March 2017

Is this a:		Is this:	
Policy	Yes	New or proposed	Yes
Strategy	No	Already exists and is being reviewed	No
Function	No	Is changing	No
Service	No		

1. What are the main aims, objectives and intended outcomes of the proposed decision and who is likely to benefit from it?	
Aims:	To help deliver the government’s policy for neighbourhood planning in the parish of Stratfield Mortimer.
Objectives:	To allow the community of Stratfield Mortimer to develop planning policies to shape the future of their communities.
Outcomes:	Completion and adoption of a NDP for the parish of Stratfield Mortimer.
Benefits:	Delivery of government policy regarding neighbourhood planning. Give more control to the local community of Stratfield Mortimer to shape their community going forward, including the allocation of a housing site.

2. Note which groups may be affected by the proposed decision. Consider how they may be affected, whether it is positively or negatively and what sources of information have been used to determine this.

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

Group Affected	What might be the effect?	Information to support this
All	<p>Neighbourhood planning should have a positive impact on all groups.</p> <p>Communities are more aware of the specific groups and issues within their communities and therefore, can ensure that minority groups and those with protected characteristics are fully informed of the process and are invited to fully engage with the development of the neighbourhood plan.</p> <p>Neighbourhood Planning has the opportunity to fully engage all members of society ensuring that they all have a say in the future development of their community.</p>	<p>Neighbourhood Planning legislation, National Planning Policy Framework (NPPF), National Planning Guidance (NPG)</p>
Further Comments relating to the item:		

3. Result

Are there any aspects of the proposed decision, including how it is delivered or accessed, that could contribute to inequality?	No
--	-----------

Please provide an explanation for your answer:
 Neighbourhood Planning allows communities to develop a planning framework for their own community, enabling all members of society to engage in the local planning process.

Will the proposed decision have an adverse impact upon the lives of people, including employees and service users?	No
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Please provide an explanation for your answer:
 Development of a neighbourhood plan should have a positive impact upon a local

community as all members of the community are encouraged to engage with the process of developing the plan.

If your answers to question 2 have identified potential adverse impacts and you have answered ‘yes’ to either of the sections at question 3, or you are unsure about the impact, then you should carry out a Stage Two Equality Impact Assessment.

If a Stage Two Equality Impact Assessment is required, before proceeding you should discuss the scope of the Assessment with service managers in your area. You will also need to refer to the [Equality Impact Assessment guidance and Stage Two template](#).

4. Identify next steps as appropriate:	
Stage Two required	No
Owner of Stage Two assessment:	n/a
Timescale for Stage Two assessment:	n/a

Name: Laila Bassett

Date: 15 March 2017

Please now forward this completed form to Rachel Craggs, Principal Policy Officer (Equality and Diversity) (rachel.craggs@westberks.gov.uk), for publication on the WBC website.

STRATFIELD MORTIMER NEIGHBOURHOOD DEVELOPMENT PLAN

EXAMINER'S REPORT

Richard Humphreys QC

25th October 2016

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Summary of Main Findings

1. Whilst the draft NDP is in general conformity with the strategic policies of the development plan, I find that potential landscape and visual impacts have not been considered properly when promoting The Site (the land to the south of St John's Infants School) for development. Having regard to national policy, which gives importance to environmental as well as to economic and social considerations, I am not satisfied that the making of the NDP is appropriate nor that it would as a whole contribute to the achievement of sustainable development. My recommendation must therefore be that the proposal to make the NDP be refused.
2. But for this issue of site selection (which is, however, a central part of the draft NDP), I would have recommended that the draft Plan be submitted to referendum with modifications (set out below). I also find that the legislative requirements have otherwise been met.

Introduction

Appointment including regulatory requirements

3. With the consent of Stratfield Mortimer Parish Council ("SMPC") as the qualifying body¹, I have been appointed² by West Berkshire Council ("WBC") to carry out an independent examination of the submitted draft Neighbourhood Development Plan³ ("the draft NDP").
4. I am a barrister in private practice specialising in town and country planning, environmental and local government law. I was called to the Bar in 1986 and was appointed Queen's Counsel in 2006. I formally record that I am independent of WBC, SMPC and of all those who have made representations in respect of the draft NDP; and that I have no interest in any land that may be affected by the draft NDP.⁴

¹ See Planning and Compulsory Purchase Act 2004 (as amended) (hereafter referred to as PCPA), s.38A(12).

² Pursuant to paragraph 7(4) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) (hereafter referred to as TCPA), as modified in respect of neighbourhood development plans by s.38A(3) and s.38C(5) of PCPA.

³ Examination document reference SM/01/01.

⁴ See the requirements of paragraph 7(6) of Schedule 4B to the TCPA.

Neighbourhood Development Planning

5. A Neighbourhood Development Plan is defined by legislation as a plan which “sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan”.⁵
6. The Neighbourhood Development Plan system was introduced by the Localism Act 2011. That Act made changes to the Town and Country Planning Act 1990 (“TCPA”) and the Planning and Compulsory Purchase Act 2004 (“PCPA”). Regulations have also been made; in particular, the Neighbourhood Planning (General) Regulations 2012.
7. In support of this new system, national government included policies in the National Planning Policy Framework (“NPPF”) published in March 2012 and in the National Planning Practice Guidance published in March 2014 (and since amended).

Relevant Legislative provisions and compliance

8. Paragraph 8 of Schedule 4B to the TCPA provides that:

“(1) The examiner must consider the following—

(a) *whether the draft neighbourhood development order meets the basic conditions*

9. A draft NDP meets the basic conditions if⁶—
 - (i) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the plan;
I find, for reasons set out further below, that this basic condition has not been met.
 - (ii) the making of the plan contributes to the achievement of sustainable development;
I find, for reasons set out further below, that this basic condition has not been met.
 - (iii) the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);

⁵ PCPA, s.38A(2).

⁶ Ibid, paragraph 8 (2). 2 sub-paragraphs are omitted since these do not apply to neighbourhood development plans: PCPA s.38C(5)(d).

I note that the requirement is for general conformity.⁷ There was no suggestion that this basic condition has not been met. **I find, for reasons set out further below, that this basic condition has been met.**

- (iv) the making of the plan does not breach, and is otherwise compatible with, EU obligations;

There was no suggestion that this basic condition has not been met. **I find that this basic condition has been met.**

- (v) prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan.

- A condition which has been prescribed in respect of NDPs is that:

the making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects);⁸

I find, for reasons set out in particular in the Basic Conditions Statement⁹, that this condition has been met.

- (b) whether the draft plan complies with the provision made by or under sections 38A and 38B of this Act.¹⁰

10. Section 38A provides in particular that:

- Any qualifying body is entitled to initiate a process for the purpose of requiring a local planning authority in England to make a neighbourhood plan.

Here, SMPC is the relevant qualifying body which initiated the process. WBC is the relevant local planning authority. **I find that this requirement has been met.**

⁷ See, generally, as to the meaning of this phraseology, Persimmon Homes (Thames Valley) Ltd and others v Stevenage Borough Council [2005] EWCA Civ 1365.

⁸ Prescribed by regulation 32 of, and Schedule 2 to, the Neighbourhood Planning (General) Regulations 2012.

⁹ SM/01/03.

¹⁰ See amendments to Schedule 4B effected by s.38C(5)(b).

- A neighbourhood plan (as already noted above) is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan¹¹.

There was general acceptance that this requirement had been met. **I find that this requirement has been met.**

11. Section 38B provides in particular that a neighbourhood development plan

- must specify the period for which it is to have effect;

I find that the draft NDP does specify the period for which it is to have effect (i.e. to 2026).

- may not include provision about development that is 'excluded development',¹²

I find that the draft NDP does not make provision for excluded development.

- may not relate to more than one neighbourhood area;¹³

I find that the draft NDP does not relate to more than one neighbourhood area.

- only one neighbourhood development plan may be made for each neighbourhood area.¹⁴

I find that the draft NDP would be the only NDP for the neighbourhood area.

- Regulations have been made pursuant to sections 38A and 38B. **I refer in particular to the Consultation Statement¹⁵. I find hereafter that the draft NDP complies with each and every requirement of the 2012 regulations (as amended).**

¹¹ S.38A(2).

¹² A county matter, waste development, development falling within Schedule 1 of the Environmental Impact Assessment Regulations, development consisting wholly or partly of a nationally significant infrastructure project: see s.61K.

¹³ S.38B(1).

¹⁴ S.38B(2).

¹⁵ SM/01/02. Note: SM33 a separate, non-statutory consultation statement provided as part of the evidence base (the correct version of which was provided to me by email on 30th June 2016) refers to the regulation 14 consultation period as having commenced (see no.d pages 1 and 4) on 19th November – midnight 21st December 2015. It is clear from SM/01/02, however, that the period of consultation began on 9th November 2015.

The Regulations provide in particular for the independent examination of the neighbourhood plan and related matters.¹⁶

Apart from considering whether the draft neighbourhood development plan meets the basic conditions and complies with provision made by or under sections 38A and 38B, an examiner is not to consider any other matter, apart from considering whether the draft plan is compatible with the Convention rights.¹⁷

I find that the draft plan would be compatible with the Convention rights if modified (see paragraph xx below).¹⁸

12. I am also required to consider whether the area for any referendum should extend beyond the neighbourhood area to which the draft NDP relates.¹⁹

If I had concluded that the draft plan should be submitted for referendum I would not have recommended that the area for the referendum should extend beyond the neighbourhood area.²⁰ The impacts of the draft NDP are most unlikely to affect a wider area and it has not been suggested by anyone that the area should be extended.

13. Paragraph 10 of Schedule 4B to the TCPA provides that:

- (1) The examiner must make a report on the draft plan containing recommendations in accordance with this paragraph (and no other recommendations).
- (2) The report must recommend either—
 - (a) that the draft NDP is submitted to a referendum, or
 - (b) that modifications specified in the report are made to the draft NDP and that the draft NDP as modified is submitted to a referendum, or
 - (c) that the proposal for the NDP is refused.
- (3) The only modifications that may be recommended are—

¹⁶ See, further, paragraphs 24-26 below.

¹⁷ Ibid, paragraph 8(6).

¹⁸ Ibid, paragraph 8(6).

¹⁹ Schedule 4B, paragraph 8(1)(d).

²⁰ Schedule 4B, paragraph 8(1)(d).

- (a) modifications that the examiner considers need to be made to secure that the draft plan meets the basic conditions mentioned in paragraph 8(2),
- (b) modifications that the examiner considers need to be made to secure that the draft plan is compatible with the Convention rights,²¹

²¹ This has the same meaning as in the Human Rights Act 1998 – see Schedule 4B of the 1990 Act, paragraph 17. The convention is the Convention for the Protection of Human Rights and Fundamental Freedoms (1950): Section 21 of the Human Rights Act; and convention rights of potential relevance include Articles 6, 8 and 14 of that Convention, and Article 1 of the First Protocol (1952): section 1.

Article 6(1) provides that: “In the determination of his civil rights and obligations or of any criminal charge against him, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law. Judgment shall be pronounced publicly but the press and public may be excluded from all or part of the trial in the interest of morals, public order or national security in a democratic society, where the interests of juveniles or the protection of the private life of the parties so require, or to the extent strictly necessary in the opinion of the court in special circumstances where publicity would prejudice the interests of justice.” However, the preparation of a development plan will not generally determine civil rights: Bovis Homes Ltd v. New Forest District Council [2002] EWHC (Admin) 483.

Article 8 provides:

“1. Everyone has the right to respect for his private and family life, his home and his correspondence.

2. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.”

However, cases such as Lopez Ostra v. Spain (1995) EHRR 277 and Hatton v. UK (2002) 34 E.H.R.R. 1 require there to be severe environmental pollution or harm for there to be a breach of Article 8(1) by virtue of planning-related issues.

Article 14 provides:

“The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.”

I note, too, that the Basic Conditions Statement (pp 23-27) also addresses the requirements of the Equality Act 2010.

Article 1 of the First Protocol provides:

(c) modifications that the examiner considers need to be made to secure that the draft plan complies with the provision made by or under sections 38A and 38B of this Act,²²

and²³

(e) modifications for the purpose of correcting errors.

(4) The report may not recommend that a plan (with or without modifications) is submitted to a referendum if the examiner considers that the plan does not—

(a) meet the basic conditions mentioned in paragraph 8(2), or

(b) comply with the provision made by or under sections 38A and 38B of this Act.²⁴

(5) If the report recommends that a plan (with or without modifications) is submitted to a referendum, the report must also make—

(a) a recommendation as to whether the area for the referendum should extend beyond the neighbourhood area to which the order relates, and

(b) if a recommendation is made for an extended area, a recommendation as to what the extended area should be.

(6) The report must—

(a) give reasons for each of its recommendations, and

“Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. The preceding provisions shall not, however, in any way impair the right of a State to enforce such laws as it deems necessary to control the use of property in accordance with the general interest or to secure the payment of taxes or other contributions or penalties.”

The control of the use of property is to be construed in the light of the general principle in the first sentence: James v. UK (1986) 8 EHRR 123, 140 (paragraph 37). The test may be stated as whether a fair balance (or proportionate approach) has been struck (taken) between the demands of the general (i.e. public) interest and the requirement for protection of the individual’s rights: see, for example, Fredin v. Sweden (No 1) (1991) 13 EHRR 784, paragraph 51.

²² See amendments to Schedule 4B effected by s.38C(5)(b)

²³ (d) is omitted by virtue of s.38C(5)(c).

²⁴ See amendments to Schedule 4B effected by s.38C(5)(b)

(b) contain a summary of its main findings.

(7) The examiner must send a copy of the report to the qualifying body and the local planning authority.

Overview of The National Planning Policy Framework

14. Set out below is a brief summary of relevant parts of the NPPF. The NPPF “provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.”²⁵
15. “The purpose of the planning system is to contribute to the achievement of sustainable development.”²⁶ The policies in NPPF paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.
16. There are three dimensions to sustainable development: economic, social and environmental.²⁷ These roles should not be considered in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.²⁸
17. Plans (and decisions) need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.²⁹
18. “Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should:

²⁵ NPPF paragraph 1.

²⁶ Paragraph 6. “The policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.”

²⁷ Paragraph 7.

²⁸ Paragraph 8.

²⁹ Paragraph 10.

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area....;
- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs....;
- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;
- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);
- contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;
- promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);
- conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and
 - take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
19. Pursuing sustainable development requires careful attention to viability and costs in plan-making (and decision-taking). Plans should be deliverable.³⁰
20. Local Plans which are prepared in accordance with the guidance in the NPPF will be based on and reflect the presumption in favour of sustainable development.³¹ Neighbourhood plans should therefore reflect Local Plan policies, and neighbourhoods should plan positively to support them. Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.³²

Overview of The National Planning Practice Guidance

21. Set out below is, again, a brief summary of the main relevant points for present purposes. As regards the preparation of NDPs, the guidance is that proportionate, robust evidence should support the choices made and the approach taken.³³
22. A neighbourhood plan can allocate sites for development. A qualifying body should carry out an appraisal of options and an assessment of individual sites against clearly identified criteria.³⁴
23. When considering the content of a neighbourhood plan proposal, an independent examiner's role is limited to testing whether or not a draft neighbourhood plan meets the basic conditions, and other matters set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended). The independent

³⁰ Paragraph 173.

³¹ The presumption is set out in paragraph 14 of the NPPF.

³² Paragraphs 16 and 184-5.

³³ 41-040 (11.2.16).

³⁴ 41-042 (6.3.14).

examiner is not testing the soundness³⁵ of a neighbourhood plan or examining other material considerations.³⁶

The Requirements of the 2012 Regulations and compliance

24. In summary, before submitting a plan proposal to the local planning authority, the qualifying body (SMPC) must have publicised it in a manner likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area, details of the proposals, where and when the proposals may be inspected, how to make representations and the date by which they must be received, consulting in addition those consultation bodies listed in paragraph 1 of Schedule 1 whose interests may be affected, as well as sending a copy of the proposals to the local planning authority.³⁷ **I find that there has been compliance with these Regulations.**
25. When the qualifying body (SMPC) thereafter submits a plan proposal to the local planning authority (WBC), it must include a map³⁸ or statement identifying the area to which the proposed neighbourhood development plan relates; a consultation

³⁵ NPPF paragraph 182 sets out the government's view of soundness. A plan must be

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

³⁶ NPPG 41-055 (6.3.14).

³⁷ Regulation 14. There have been some amendments to Regulation 14 which are not reflected in Schedule 2 of SM01/02 but nothing material appears to turn on this. For example Schedule 2 refers to consultation with the primary care trust. Regulation 14 (as amended by SI 2013/235 Schedule 2 Part 1, paragraph 168, with effect from 1st April 2013) refers in particular now to consultation with a clinical commissioning group (ccg). It was confirmed (email 2nd September 2016 from the Parish Clerk to West Berkshire Council), however, that: "The North and West Reading Clinical Commissioning Group and the Newbury and District Clinical Commissioning Group were contacted. No response was received from either body and hence no objection was registered. Due to an oversight these contacts were not recorded in Appendix 2 item xii page 10 of the regulation 14 'Pre-Submission Consultation' report (evidence Base 48)."

³⁸ See here: SM/02/03.

statement³⁹; the proposed NDP⁴⁰; a statement explaining how the proposed NDP meets the requirements of paragraph 8 of Schedule 4B of the 1990 Act⁴¹ (see paragraphs 6-8 above). Where, as here, it has been determined under regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination must be included.⁴² **I find that there has been compliance with these Regulations.**

26. Following receipt of the plan proposal the local planning authority must publicise (amongst other matters) the details of the plan proposal, where and when the plan proposal may be inspected, how to make representations, the date by when representations must be received (a minimum of 6 weeks from the date on which the plan proposal is first publicised); and notify any consultation body referred to in the consultation statement submitted in accordance with regulation 15 that the plan proposal has been received.⁴³ The local planning authority must then send the person appointed to carry out an examination the plan proposal, the documents referred to in regulation 15 and any other document submitted to the local planning authority by the qualifying body in relation to the plan proposal, the information submitted by the qualifying body in accordance with regulation 102A of the Conservation of Habitats and Species Regulations 2010 (as amended), and a copy of any representations which have been made in accordance with regulation 16.⁴⁴

I duly received copies of the representations made in response to the regulation 16 publicity.⁴⁵ At the hearing WBC formally confirmed that they had complied with all of the other requirements of regulation 16 and I so find.

³⁹ See here: SM/01/02. Regulation 15(2) provides that a “consultation statement” is a document which contains details of the persons and bodies consulted about the NDP, explains how they were consulted, summarises the issues and concerns raised by the persons consulted and describes how those issues and concerns have been considered and, where relevant, addressed in the proposed NDP.

⁴⁰ See here: SM/01/01.

⁴¹ See here: SM/01/03.

⁴² See, here, SM/02/01.

⁴³ Regulation 16.

⁴⁴ Regulation 17.

⁴⁵ SM/03/01.

I find that all of these requirements have been met, in accordance with provision made in regulations made by or under sections 38A and 38B of the PCPA 2004.

Scope of examination

27. As noted above, the principal issue is as to whether the draft NDP meets the “basic conditions”.
28. Many of the relevant legal principles established by case law have been summarised most recently by the High Court as follows:

“i) The examination of a neighbourhood plan, unlike a development plan document, does not include any requirement to consider whether the plan is “sound” (contrast s. 20(5)(b) of PCPA 2004) and so the requirements of soundness in paragraph 182 of the NPPF do not apply. So there is no requirement to consider whether a neighbourhood plan has been based upon a strategy to meet “objectively assessed development and infrastructure requirements”, or whether the plan is “justified” in the sense of representing “the most appropriate strategy, when considered against reasonable alternatives” and based upon “proportionate evidence”;

ii) Where it is engaged, the basic condition in paragraph 8(2)(e) of schedule 4B to TCPA 1990 only requires that the draft neighbourhood plan *as a whole* be in “general conformity” with the strategic policies of the adopted development plan (in so far as it exists) *as a whole*. Thus, there is no need to consider whether there is a conflict or tension between one policy of a neighbourhood plan and one element of the local plan;

iii) Paragraph 8(2)(a) confers a discretion to determine whether or not it is appropriate that the neighbourhood plan should proceed to be made “having regard” to national policy. The more limited requirement of the basic condition in paragraph 8(2)(a) that it be “appropriate to make the plan” “having regard to national policies and advice” issued by SSCLG, is not to be confused with the more investigative scrutiny required by PCPA 2004 to determine whether a local plan meets the statutory test of “soundness”;

iv) Paragraphs 14, 47 and 156 to 159 of the NPPF deal with the preparation of local plans. Thus local planning authorities responsible for preparing local plans are required to carry out a strategic housing market assessment to assess the full housing needs for the relevant market area (which may include areas of neighbouring local planning authorities). They must then ensure that the local plan meets the full, objectively assessed needs for the housing

market area, unless, and only to the extent that, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF *taken as a whole*, or *specific* policies in the NPPF indicate that development should be restricted (St Albans City Council v Hunston Properties [2013] EWCA Civ 1610; Solihull Metropolitan B.C. v Gallagher Estates Ltd [2014] EWCA Civ 1610).

v) Those policies in the NPPF (and hence the principles laid down in Hunston and Gallagher in the interpretation of those policies) do not apply to the preparation by a qualifying body of a neighbourhood plan. Although a neighbourhood plan may include policies on the use of land for housing and on locations for housing development, and may address local needs within its area, the qualifying body is not responsible for preparing strategic policies in its neighbourhood plan to meet objectively assessed development needs across a local plan area.”

The West Berkshire Core Strategy

29. The Development Plan, for present purposes, comprises the West Berkshire Core Strategy (2006-2026) (“WBCS”), which was adopted in July 2012, some four months after publication of the National Planning Policy Framework (NPPF); and the saved policies of the West Berkshire District Local Plan 1991-2006 (adopted September 2007) other than those replaced by WBCS⁴⁶. (The emerging Housing Site Allocations Development Plan Document has been the subject of an examination hearing but does not of course yet form part of the development plan.⁴⁷)
30. The WBCS covers the period 2006-2026. It was based on the then Regional Spatial Strategy for the South East (2009) which was subsequently revoked. It was agreed at the public hearing, and I find hereafter, that WBCS constitutes the strategic policies of the development plan.
31. The Core Strategy (2012) requires the delivery of at least 10,500 net additional dwellings and associated infrastructure over the period 2006 to 2026 (Area Delivery Plan Policy 1).
32. Development is to follow the existing settlement pattern and comply with the spatial strategy set out in the Area Delivery Plan (“ADP”) policies based on the four spatial

⁴⁶ See Appendix F of the WBCS.

⁴⁷ the document envisages⁴⁷ that the Stratfield Mortimer NDP will allocate a site or sites to provide some 110 dwellings and that the NDP will review the settlement boundary of Mortimer.

areas. Most development is to be within or adjacent to settlements in the defined hierarchy and related to the transport accessibility (especially by public transport, cycling and walking) of the settlements. The scale and density of development will be related to the site's current or proposed accessibility, character and surroundings.

33. Mortimer is identified as a Rural Service Centre – the second tier in the hierarchy of settlements⁴⁸ – which are described as having “a range of services and reasonable public transport provision – opportunities to strengthen role in meeting requirements of surrounding communities.”
34. Mortimer lies in the East Kennet Valley (the fourth spatial area of WBC's area) which is the name given to the rural south-east of the District that lies to the east of Thatcham and outside of the AONB. ADP Policy 6 proposes the provision of approximately 800 dwellings over the plan period in that area. “The relatively low growth proposed for this area of the District reflects the more limited services and poorer transport connections. At March 2011 there had already been considerable housing commitments and completions in the East Kennet Valley, leaving only about 320 dwellings to be allocated.”
35. I was informed⁴⁹ by the Council at the examination that: as at March 2016 some 505 of the approximate 800 dwellings sought in the East Kennet Valley (“EKV”) had been completed, leaving 295 to be completed.
36. Permissions in total for 200 dwellings already exist, and a windfall allowance is made in addition by WBC for 34 dwellings in the 5 year period to the end of March 2021, based on evidence of windfall completions in the past 5 years. WBC considered that it may reasonably be assumed that a similar windfall allowance may be made for the subsequent 5 year period to 2026.
37. The submitted Housing Site Allocations DPD (HSA DPD) proposes a further 300 dwellings for the period to 2026 in the EKV (160 in Burghfield Common, 30 in Woolhampton; and, via the NPD, 110 in Stratfield Mortimer). I was informed by WBC at the public hearing that there had been no dispute at the HSA DPD examination concerning the distribution of residential development nor as to the quantum of development proposed for Stratfield Mortimer.

⁴⁸ below ‘Urban Areas’.

⁴⁹ and this was confirmed by a written note from WBC entitled “Housing Numbers in the East Kennet Valley”.

38. The total further supply is thus potentially, assuming that all come forward, 534 dwellings which would give a total level of potential completions for EKV in the plan period of 1,039, i.e. 200 or more dwellings above the approximate figure of 800.
39. Stratfield Mortimer itself has contributed 144 dwelling completions since 2006/7 (this figure includes the final completions on a District Local Plan housing site (Strawberry Fields) of 61 in 2006/7). There are 18 outstanding commitments for Stratfield Mortimer Parish⁵⁰. An additional 110 dwellings (and likely further windfall developments during the plan period) would mean that the total number of completions in Stratfield Mortimer would accord with its role as a rural service centre.
40. The Core Strategy further envisages that:
- “The two identified rural service centres of Burghfield Common and Mortimer will be the focus for development in this area, together with the more modest development of the identified service village of Woolhampton. Development may take the form of small extensions to these villages, based on information set out in the SHLAA, which has shown a 'basket' of potentially developable sites from which to select through the Site Allocations and Delivery DPD.”
41. Core Strategy Policy CS1 provides that an update of the Strategic Housing Market Assessment (SHMA) to accord with the requirements of NPPF paragraph 159 (to assess the full housing needs) will be undertaken within 3 years of the adoption of the Core Strategy; and “if the updated SHMA indicates that housing provision within the District needs to be greater than currently planned, a review of the scale of housing provision in the Core Strategy will be undertaken”.
42. Policy CS1 also expressly acknowledges that “greenfield sites will need to be allocated adjoining settlements in all four of the spatial areas to accommodate the required housing. Taking into account the SHLAA [Strategic Housing Land Availability Assessment], updated by any further evidence, such sites will be selected to achieve the most sustainable pattern of development consistent with the other policies in the Core Strategy.” WBCS envisaged at the time that the Site Allocations and Delivery Development Plan Document would allocate such sites and review all settlement boundaries. The submitted HSA DPD now proposes that the NDP for

⁵⁰ I note that on 24th August a further net 9 dwellings were resolved to be granted by WBC's Eastern Area Planning Committee on the Tower site.

Stratfield Mortimer will allocate sites there and review the Mortimer Settlement Boundary.

43. Policy CS4 provides that residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The mix on an individual site should have regard to: the character of the surrounding area; the accessibility of the locations and availability of existing and proposed local services, the evidence of housing need and demand from Housing Market Assessments and other relevant evidence sources. Lower density developments below 30 dwellings per hectare will be appropriate in certain areas of the District. Some villages are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area, the sensitive countryside or built form, and/or the relative remoteness from public transport.
44. Policy CS5 provides that key infrastructure schemes required to secure the delivery of the Core Strategy include those set out in Appendix D of the WBCS. These include a district-wide requirement for up to 40% affordable housing to be provided as part of new residential development. CS6 makes further provision in respect of affordable housing.
45. Policy CS9 directs B1(c), B2 and B8 business development to defined protected employment areas and existing, suitably located employment sites and premises; outside these areas/locations proposals will be assessed with regard to the compatibility with and impacts on uses in the area surrounding the proposals; and capacity and impact on the road network and access by sustainable modes of transport. New office development will generally be directed to town and district centre and the scale will be appropriate to the size and character of the centre.
46. Policy CS10 provides that proposals to diversify the rural economy will be encouraged, particularly where they are located in or adjacent to Rural Service Centres and Service Villages. Existing small and medium sized enterprises within the rural areas will be supported to provide local job opportunities and maintain the vitality of smaller rural settlements.
47. Policy CS11 provides that the vitality and viability of local and village centres (to be confirmed by the Site Allocations and Delivery DPD) will be protected and enhanced. (Since Mortimer is a Rural Service Centre, this is highly likely to be regarded as a local centre.)

48. Policy CS13 provides that development that generates a transport impact will be required in particular to reduce the need to travel, improve and promote opportunities for healthy and safe travel and improve travel choice and facilitate sustainable travel.
49. Policy CS14 provides that new development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire.
50. Policy CS15 (Sustainable construction and Energy Efficiency) sets out minimum standards of construction for residential and non-residential development.
51. Policy CS16 (flooding) provides that the sequential approach in accordance with the NPPF will be strictly applied across the District.
52. Policy CS17 (biodiversity and geodiversity) provides that biodiversity and geodiversity assets will be conserved and enhanced.
53. Policy CS18 provides that the District's green infrastructure will be protected and enhanced.
54. Policy CS19 provides that in order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural and functional components of its character will be considered as a whole. Particular regard will be given for example to the sensitivity of the area to change. Proposals for development should be informed, amongst other things, by and respond to the distinctive character areas and key characteristics identified in relevant landscape character assessments including Historic Landscape Characterisation and Historic Environment Character Zoning for West Berkshire; and features identified in community planning documents such as Parish Plans.

The submitted draft NDP - overview

55. The draft NDP records that:

“The overwhelming view is that Mortimer is a rural village with a distinctive identity and character, and a good community spirit. It is this view that people want to be able to keep going forward. This is not to say that they are opposed to change but rather that change should be managed sensitively in order to improve matters where possible and to mitigate any downsides to development.

This view was summarised and supported through the consultation process in the form of three principles. These are:-

1. The NDP must make it possible for people to live the whole of their lives in the parish if they so wish
2. The NDP will ensure that new residential developments will be within or adjacent to the existing Settlement Policy Boundary and, ideally, close to the centre of the village (the centre is taken to be St John's Church)
3. The NDP will allocate and reserve land to make provision for the future needs of the parish with respect to schools and health/welfare infrastructure."

56. The stated Vision in the draft NDP⁵¹ incorporates 1. above and adds:

"The rural character and setting of the parish will remain with the minimum of intrusion on the existing surrounding green and agricultural space."

57. I note, too, that the explanatory text in particular refers to "retaining the best landscape and architectural features of the parish."⁵²

58. These principles are considered by SMPC to find expression, in particular, in the proposed allocation of land behind St John's Infant School (referred to in the NDP as "The Site") for 110 homes with a mix of types and tenures and the allocation of 1 hectare of this site for a new and larger St John's Infant School and doctors' surgery.⁵³

59. The NDP also explains that:

"In order to protect the village feel of Mortimer, specific policies have been included to address design features of new development, for example:

- Propose relevant housing densities that retain the village feel
- Require new developments to be designed in sympathy with the village ethos
- Are not lit or only lit at a low level
- Have sensible access and parking standards

⁵¹ P.16, paragraph 5.2

⁵² Ibid.

⁵³ Policy SDB1.

- Reduce the risk of flooding
- Produce net environmental gains by increasing biodiversity.”

60. The existing Mortimer Settlement Boundary (“MSB”) is proposed to be amended to include The Site (save for an area of land at the southern end of the proposed allocation which is proposed⁵⁴ for publically accessible landscaped open space).

61. There is a presumption in favour of residential development within the new MSB.⁵⁵ Proposals for housing development outside the MSB will only be granted in exceptional circumstances.⁵⁶

62. Preparation of a Site Design Brief is encouraged for all new developments within the MSB and required for housing development proposals outside the MSB.

63. The creation of additional business accommodation is generally directed to sites close to the commercial centre and within the MSB or by way of reuse of farm or rural buildings.⁵⁷

64. As noted above⁵⁸, it was agreed at the public hearing that the Core Strategy comprises the strategic policies of the development plan and did not include any of the ‘saved’ policies of the West Berkshire District Local Plan; and I so find. There was no suggestion by anyone that the draft NDP was other than in general conformity with the strategic policies of the development plan; and it is clear from the summary above of the WBCS and of the draft NDP that **the draft NDP is in general conformity with the strategic policies of the development plan; and I so find.**

The public hearing – issues, evidence and findings

65. Having considered the documents received,⁵⁹ I issued a Note, dated 12th June 2016, in which I indicated that I considered that oral representations at a public hearing would be necessary to ensure adequate examination of a number of issues. The

⁵⁴ Policy SDB4, 4th bullet point.

⁵⁵ Policy RS3.

⁵⁶ Policy RS2.

⁵⁷ Policies C5-C7.

⁵⁸ Paragraph 30.

⁵⁹ The list of documents I received is set out in the Appendix to this report.

public hearing was held on 24th and 25th August. I undertook a full, accompanied visit to Stratfield Mortimer, having undertaken an unaccompanied visit on 23rd August.

66. In my Note I raised the following issues:

- a. **clarification on the progress by West Berkshire Council towards the delivery of (at least) 800 dwellings in the East Kennet Valley area in the period 2006-2026, as required by the Core Strategy; Mortimer's contribution so far to this total; and whether the distribution of the 800 dwellings within the East Kennet Valley is a matter in dispute at the examination of the Site Allocations DPD.**

67. The further information provided orally to me, and which I accept and find, is recorded at paragraphs 17-21 above and in a document prepared by WBC entitled "Housing Numbers in the East Kennet Valley".⁶⁰ In consequence, I am satisfied that the draft NDP properly proposes to deliver 110 dwellings.

- b. **clarification concerning residential site selection in the draft NDP.**

68. This issue has caused me considerable concern, in particular in respect of the regard had to the landscape and visual impacts of the proposed development of The Site. By way of overview, it is clear to me in the light of all the evidence that no regard has been had by SMPC to 2 relevant landscape assessments when resolving that The Site be allocated for 110 dwellings. Regard was only had to the Historic Landscape Characterisation Sensitivity Map. Moreover, although the Steering Group was advised by one of its members to take the advice of a landscape architect, it did not do so.

69. Whilst SDB4 would require a Landscape and Visual Impact Assessment to be carried out to inform the design and layout before development on The Site takes place, the achievement of 110 dwellings will by then be a given because The Site would already be an allocation. Whilst there was discussion at the public hearing as to whether the requirement in SDB1 could and should be amended to "up to 110 dwellings", to allow for fewer than 110 dwellings to be accommodated should 110 not be found to be appropriate, I cannot determine on the evidence before me what the extent of that shortfall might be; and thus whether the draft NDP could deliver 110 dwellings.

70. Following the public hearing a preliminary landscape analysis was submitted to me on behalf of the prospective developer of The Site without an application to me for it

⁶⁰ See the document list in the Appendix to this report.

to be considered. The preliminary analysis had, it appears, been prepared post submission of the NDP and only completed after the public hearing.⁶¹ I have considered the preliminary assessment on an entirely provisional basis. It was immediately clear that the analysis, which concluded that “significant development” could be accommodated on The Site, still made no reference at all to one of the relevant landscape assessments.

71. If the evidence had been that, irrespective of the outcome of a landscape appraisal of The Site, The Site must be allocated for 110, or approximately 110, dwellings if a new school and surgery and 40% affordable housing were viably to be achieved on The Site, I would in those circumstances have recommended that the draft NDP’s proposals for The Site be submitted to referendum, with modifications; since development of The Site would then have been necessary to achieve the housing requirement and to help to ensure the achievement of other important aspirations; and no other site put forward had physical capacity on its own to provide 110 dwellings.
72. However, following my request for clarification of the position at and following the examination, the landowner and proposed developer of The Site have fairly confirmed that in principle a development of about 60 units would be viable even with the provision of affordable housing and land set aside for the school and surgery.⁶² Thus allocation of The Site for 110 dwellings may not necessarily be essential.
73. In these circumstances, I cannot recommend that the draft NDP be submitted to referendum, with or without modifications.
74. Consideration should in my view have been given to the landscape and visual impacts of potential sites. An appraisal (it need not have been a full and formal LVIA) was required. Regard should have been had in particular to the landscape assessments.
75. As just one example, upon analysis it may be found to be appropriate for The Site to accommodate about 60 dwellings, a school and a surgery; and for West End Road to accommodate the 47 or so dwellings envisaged by the HSA preferred options draft.

⁶¹ Email Mr Lyttle to me dated 20th September.

⁶² Letter from Pro Vision to Ms Lancaster dated 28th September 2016.

76. Having summarised my concern I now consider below the evidence in more detail. I have already noted above:

- (i) the recognition in NPPF of the interdependence of the economic, social and environmental dimensions of sustainable development;
- (ii) the stated aim of the NDP of “retaining the best landscape ... features of the parish”;
- (iii) that Core Strategy Policy CS 19 provides strategic policy for the conservation and enhancement of the natural and historic environment, including landscape, consistently with NPPF paragraph 156; and provides that proposals for development should be informed by and respond to, in particular, “the distinctive character areas and key characteristics identified in relevant landscape character assessments including Historic Landscape Characterisation for West Berkshire and Historic Environment Character Zoning for West Berkshire”.

Whilst The Site is a proposed allocation, consideration of the potential landscape impacts before allocating a site, indeed the only site, is of course essential.

I also note that, consistently with the foregoing, the accompanying text provides:

“5.138 There are a number of relevant landscape assessments covering the District, including the North Wessex Downs Area of Outstanding Natural Beauty Landscape Character Assessment, the Berkshire Landscape Character Assessment and the Newbury District Landscape Assessment. LCA is particularly valuable when looking at landscape sensitivity, whether that be the inherent sensitivity of the landscape itself, or its sensitivity to a particular type of change.

5.139 In addition, Historic Landscape Characterisation and Historic Environment Character Zoning will be used by the Council to inform and support planning decisions....’

- (iv) that the NPPF also advises that allocations of land for development should prefer land of lesser environmental value, where consistent with other

policies in the Framework⁶³; that planning should “recognis[e] the intrinsic character and beauty of the countryside ...”⁶⁴; that “where appropriate, landscape character assessments should also be prepared, integrated with assessment of historic landscape character ...”⁶⁵ (emphasis added)

- Landscape assessments

77. WBC’s Historic Landscape Characterisation Sensitivity Map⁶⁶ shows The Site⁶⁷ (and, for example, land adjoining West End Road⁶⁸, but not land at Kiln Lane⁶⁹) to be of “low sensitivity”. The Parish Council (and WBC) had regard to this document alone.

78. The HLC (2004-2007) classified all land parcels in the Borough into some 60 or more different landscape types, from types such as “hospitals”, “major roads”, “cemetery”, to “gallops”, “market gardens”, “new field”, to “C18th settlement” and “designed landscape”. Each type was then attributed a significance taking into account “the contribution of the Type to the landscape, both modern and previous, and a professional judgement of the importance and interest of the HLC Type, e.g. *ancient woodlands* being seen as more significant for historic landscape character than *land restored following gravel extraction*.” “The susceptibility to damage of each HLC Type was termed Fragility. This was taken to be an indicator of how much effort would be required to entirely destroy a Type. A Sensitivity rating for each HLC Type was then generated by calculating the product of the *Significance* value and the *Fragility* value.” (underlining added) The Site is categorised under ‘enclosures and farming’ as ‘amalgamated fields’.⁷⁰

⁶³ See NPPF paragraphs 17 and 110.

⁶⁴ NPPF paragraph 17.

⁶⁵ NPPF paragraph 170.

⁶⁶ SM/06/03. The West Berkshire Historic Landscape Sensitivity – The Assessment Methodology (<http://info.westberks.gov.uk/CHttpHandler.ashx?id=27345&p=0>) states that Historic Landscape Characterisation is “a GIS based tool for understanding the historic and archaeological dimension of our present day landscape”.

⁶⁷ SHLAA site MOR006

⁶⁸ SHLAA reference MOR005

⁶⁹ SHLAA Reference MOR001

⁷⁰ Confirmed in an email from Mr Lyttle to me dated 20.10.16.

79. I queried whether the “professional judgment” referred to had been informed by the Newbury District-Wide Landscape Assessment and/or the Berkshire Landscape Character Assessment. The response was that: “The ‘professional judgement’ referred to is the professional judgement of the Council’s archaeology team. The Newbury District Landscape Assessment and the Berkshire Landscape Character Assessment did not form part of the HLC sensitivity assessment and nor would they have been expected to.”⁷¹
80. Whilst historic landscape characterisation of parcels of land is of course important, so too are the Landscape Assessments, as implicitly recognised by the WBCS.
81. The Newbury District-Wide Landscape Assessment (1993) (“NDLA”), which was not considered by the Steering Group or Parish Council, assesses The Site as straddling 2 different landscape character types and areas: 13. Gravel Plateau Woodlands with Pasture and Heaths; and 14. Plateau Edge Transitional Matrix.
82. The former (no.13) covers broadly the northern third of The Site. Its key landscape characteristics of present relevance include “flat to undulating plateau with abrupt edge escarpments, linear settlements ... and some sub-urban areas.”
83. The latter (no.14) is “closely linked to the former” and “generally occurs immediately adjacent to it on the escarpment slopes ...”. **“This is one of the most interesting and varied of the District’s landscape character area. The mixture of woodlands, pasture and open farmland includes some of the most delightful countryside ... it is generally easily accessible on foot. ... This is a visually and environmentally important landscape type, and further development for residential use is already spoiling parts of it ...”** (my underlining)
84. Whilst at the public hearing it was suggested by WBC that the NDLA was a high-level assessment, it is notable that a change in landscape character/type was discerned by the authors of the NDLA to occur on The Site itself.
85. I have also considered the Berkshire Landscape Character Assessment (2003) (“BLCA”). Again, this was not considered by the Steering Group or Parish Council. This was a strategic, county-wide study prepared for the purposes of the then

⁷¹ Email from Mr Lyttle to me dated 20.10.16.

emerging County Structure Plan, undertaken at 1:50,000 scale, to provide “a context for the development, where required, of more detailed district-level assessments by the six unitary authorities within Berkshire.” (paragraph 1.9) The NDLA already existed. It was envisaged that district-level assessments “will identify the landscape character in more detail (detail which is often inevitably absent at a strategic scale)”. (paragraph 1.10) Again, at paragraph 1.21 it is stated that in the BLCA county-wide assessment “emphasis has been placed upon the definition and subdivision of the landscape at Landscape Type level i.e. the identification of the variety of landscapes within Berkshire. Indicative character areas have also been determined. These will be verified and accurately defined by future detailed district-level studies (e.g. at 1:25,000 scale) ”

86. Reference is made at paragraph 1.19 to a review of the NDLA having been undertaken and its boundaries mapped. The NDLA maps are at 1:20,000 scale. It appears from the BLCA map for Type H: Woodland and Heathland Mosaic – H5 Burghfield that the NDLA’s Gravel Plateau Woodlands with Pasture and Heaths and Plateau Edge Transitional Matrix fall, with reference to Mortimer, within this same BLCA landscape type. H5 is regarded as having a moderate character. I note that it advises in particular that positive management of land on the fringes of settlement is required.

87. I have noted above that the Core Strategy, in its supporting text to Policy CS 19, refers to both the NDLA and the BLCA as “relevant landscape assessments”; and states that “LCA is particularly valuable when looking at landscape sensitivity, whether that be the inherent sensitivity of the landscape itself, or its sensitivity to a particular type of change. In addition, Historic Landscape Characterisation and Historic Environment Character Zoning will be used by the Council to inform and support planning decisions.” I have referred too to Policy CS19 above. In my view, regard should have been had to both landscape assessments and HLC so that the sensitivity of the landscape to change and its capacity could be ascertained.

- Consideration of sites by WBC and the Parish Council

88. In December 2013 WBC’s Strategic Housing Land Availability Assessment (“SHLAA”) considered the potential development of The Site⁷² for 177 dwellings (alone) across the whole site at a density of 30 dwellings per hectare.

⁷² SM25/26, MOR006.

89. As that document makes clear⁷³:

“The Strategic Housing Land Availability Assessment (SHLAA) lists and maps sites within West Berkshire that may have potential for housing development. Most of the sites are submissions from landowners and developers for possible future development potential. It is important to note they are NOT sites allocated for development. The decisions regarding which sites will actually be allocated will be made in the Local Plan documents that will be subject to full public consultation before any decision is made.

The SHLAA includes estimates of housing potential on individual sites. These are not based on detailed designs so should not be assumed as acceptable for the purposes of development control decisions and should not prejudice any decision that may be made on the site at a later date. ...

This assessment does not indicate or determine whether a site should be allocated for development. Instead it is an evidence source to inform the development plan process and provides background evidence on the possible availability of land within West Berkshire. ...

The SHLAA does not make recommendations on which of these sites should be developed for housing but makes a preliminary assessment of their suitability and potential for accommodating housing in the future.”

90. In that context, The Site was considered to be “potentially developable” (in years 11-15 years) but: “Potential landscape impact” was noted.⁷⁴

91. In February 2014 the Parish Council expressed its view of the SHLAA sites to WBC, for example that 170 dwellings was too many for The Site, that West End Road site was “not well related to the main area of the village”.

92. WBC Site assessment, commentary and sustainability appraisal/strategic environmental appraisal⁷⁵ for that SHLAA development appraisal⁷⁶ noted that there

⁷³ Pp3-4.

⁷⁴ Ironically, slide 7 shown at the initial public meeting in March 2014 (SM37) referred to The Site and its “Landscape Character” constraints. It was annotated: “Important to read the ‘small print’”.

⁷⁵ SM60.

⁷⁶ I was informed by Ms Lancaster that SM60 was originally published in July 2014 as part of West Berkshire Council’s Preferred Options Housing Site Allocations DPD. The updated text (shown in

had been no landscape assessment. The relevant planning officer expressed the view, however, that there was unlikely to be an impact on the character of the landscape because the site was surrounded by residential development on three sides.

93. In the West Berkshire Housing Site Allocations Preferred Option (July 2014)⁷⁷ West Berkshire Council put forward 2 sites:

- (i) The Site. This was “considered to have potential for development on about half of the site – for approximately 100 dwellings” (alone), curiously again at about 30 dwellings per hectare. The area shown is largely, but not wholly, within the NDLA Gravel Plateau Woodlands with Pasture and Heaths. “Open space would be provided on site and appropriate landscape and biodiversity enhancements would be incorporated to ensure that the character of the area is conserved and enhanced.”
- (ii) Land adjoining West End Road⁷⁸ for approximately 47 dwellings (30 dwellings per hectare). “This site is close to local services and facilities and is surrounded by development on two sides ... Landscape and biodiversity enhancements would be incorporated into any scheme ...”

94. The Preferred Options put forward Option 1 - that the NDP would determine which sites were allocated; or Option 2 - that the Housing Site Allocations DPD document would allocate sites.

95. In July 2014 the Steering Group organised a Fun Day and exhibition. No residential sites were put forward at that stage. One of the suggestions to come out of this, I understand, was that The Site might also be used to accommodate a new/relocated school and doctor’s surgery.

96. In August 2014 the Steering Group resolved to support option 1 (paragraph 94 above).

97. At the Steering Group meeting on 26th September 2014 a member of the Group, a recently retired planning consultant, suggested employing a landscape architect “to

blue) was added in advance of the Proposed Submission Housing Site Allocations DPD in November 2015, but was not published in the final version of the HSA DPD as it had been agreed that the Neighbourhood Plan would be allocating sites.

⁷⁷ SM28.

⁷⁸ SHLAA reference MOR005.

help produce sites that best met the policies of the NDP.”⁷⁹ This suggestion was not, however, taken up. When I queried the reason for this at the public hearing, the view was expressed by members of the Steering Group present that it was considered that members of the public would be able to form their own view on landscape impacts. This was in my view an unfortunate decision, particularly given that the Steering Group had misunderstood the nature and limitations of the HLC and had not considered the NDLA.

98. On 16th January 2015 Bell Cornwell planning consultants⁸⁰ provided suggested densities for possible sites⁸¹. I understand⁸² that this document was used at, or at any rate informed the proposals presented to, the public exhibition in February 2015. I note that this suggested that 55-60 dwellings for The Site on 3.7 ha would be appropriate, although SMPC/the Steering Group still put forward The Site for 110 dwellings.

99. Three options were put forward for residential development: a single central site (The Site to include school and surgery) (the first option). I note that, in order to accommodate the school and surgery, the proposed residential development on The Site now extended much further to the south than envisaged by WBC’s Housing Sites Allocations Preferred Options DPD.

100. It was also noted in the “Residential – site selection” information that “at the exhibition in July 2014 there was a significant body of opinion that new homes should be provided on a series of smaller dispersed sites rather than one large one. This has been pursued and a dispersed site strategy has also been developed [the second option]. Possible sites are shown on the map ... This option would not support the school and surgery opportunities that the single large site offers.” West End Road was included as an option but on the basis that it would support only 25 dwellings⁸³. (By contrast WBC had considered 47 dwellings to be achievable at a density of 30 dph.)

⁷⁹ SM45. Minutes of Steering Group, paragraph 4.e.

⁸⁰ The retired planning consultant referred to in paragraph 97 had been a partner of that firm.

⁸¹ SM36.

⁸² SM06/06.

⁸³ SM36. Only sites considered capable of accommodating 10 to 30 dwellings were put forward for consideration as part of the second option (SM35 paragraph 7).

101. The third option was a mix of Options 1 and 2.
102. There were 786 postcard returns in total.⁸⁴ Only 137 (17.4%) of those 786 expressed a view on residential site options. Of those 137, 84 (61%, or approx. 10% of 786) supported the “one central site” option, 25 (18%, or 3% of 786) supported Option 3 (a combination of a dispersed sites option and a central site).
103. In April/May 2015 a Questionnaire was widely distributed. 3 principles were put forward:
- (i) the NDP must make it possible for people to live the whole of their lives in the parish if they so wish;
 - (ii) the NDP will ensure that new residential developments will be within or adjacent to the existing settlement envelope boundary and, ideally, close to the centre of the village;
 - (iii) to make the schools and health/welfare infrastructure proposed in (ii) effective for as long as possible, the NDP should allocate and reserve space near the centre of the village to enable the provision of them (when⁸⁵ approved and funded).
104. The residential options put forward were:
- a) St John’s site (The Site) only;
 - b) St John’s (The Site) for the majority of homes plus Kings Street (up to 10 dwellings) and infill;
 - c) Neither a) nor b).
105. 1285 responses were received in respect of the three principles. Respectively 80%, 73% and 79% principles (i) (ii) and (iii) (paragraph 86 above). As regards the residential options, 1228 responses were received: respectively 54%, 30% and 15% supported a) b) and c) (paragraph 104 above).

⁸⁴ SM39 also refers to written feedback from the exhibition, including 88 comments on the residential site options.

⁸⁵ I note, in passing, that this said “when” rather than if. At the time, “if” was probably more appropriate.

106. In October 2015 the Pre-submission NDP⁸⁶ was published for consultation with The Site alone proposed to be allocated. That remains the position in the submitted NDP.

107. I recognise fully of course that development on The Site (whether The Site alone or in combination with another site(s)) has a very considerable level of support and that the opportunity has been given throughout for other sites to be put forward. It is clear that the Steering Group's ("SG") preference since about November 2014 has been for The Site because of its location in the centre of the village, its accessibility on foot to shops and services, and the potential for the school and surgery also to be sited on The Site.

108. Nevertheless, it is clear in my view that there has been a failure by the Parish Council/Steering Group when formulating, and consulting on, its proposals properly to address the landscape and visual impacts of the amount of development proposed for The Site and other potential sites.

- Site visit

109. As regards The Site, on my site visit I noted the considerable variation in topography across the site, and beyond. This is illustrated in respect of The Site itself by the indicative (described as 'work-in-progress') plans (including sections)⁸⁷ which were helpfully provided to me, at my request, at the public hearing by the planning consultants acting for TA Fisher Ltd.⁸⁸

110. The Site slopes southwards by about 21 metres, from about 95m AOD to about 74m AOD. Although built development is not presently shown on the draft plans to extend further down the slope than 85 m AOD:

- (i) the southerly extent of the development as shown would extend very substantially into NDLA's Plateau Edge Transitional Matrix;
- (ii) the western and eastern halves of this extended area of development would necessarily be separated by a noticeable, intervening 'valley' feature which

⁸⁶ SM06/04.

⁸⁷ Drawings EIP 01-05. These of course relate only to the residential development of The Site, and do not include the proposed school and surgery to the north-west.

⁸⁸ I was informed that TA Fisher Ltd has an option from the Englefield Estates (the landowner) over The Site.

would make development of 2 storey dwellings above and projecting southwards on either side noticeable and prominent; in addition to which the land continues to fall away southwards by some 11 m in height (this is where the area of open space is proposed).

111. I also noted in particular the views of The Site from the footpath to the south (from Drury Lane north-eastwards) of, and running along the eastern side of The Site.⁸⁹ These bear out, in my view, the NDLA assessment of the character of the Plateau Edge Transitional Matrix so far as it relates to The Site and its southern setting.

112. Whilst existing development of course exists to the west and east of The Site (and permission has been granted for development to the north of The Site), the breadth and size of The Site, the existence of woodland to the west and trees along the eastern boundary mean, in my view, that the southern part of The Site still contributes meaningfully to the Plateau Edge Transitional Matrix. As noted already, the NDLA states: “This is one of the most interesting and varied of the District’s landscape character area. The mixture of woodlands, pasture and open farmland includes some of the most delightful countryside ... it is generally easily accessible on foot. ... This is a visually and environmentally important landscape type, and further development for residential use is already spoiling parts of it ...”

113. I should also add that my site visits included the Kiln Lane and West End Road sites. Although I have of course no detailed information, at first sight I can well understand, and have no reason to doubt, the respectively unfavourable and favourable, observations with regard to these sites made by WBC as set out in the Housing Sites Allocations Preferred Options DPD.⁹⁰

- The public hearing

⁸⁹ See, too, the Photographs referred to in Enderby Associates Preliminary Landscape Appraisal which were sent to me on 26th September 2016.

⁹⁰ SM61 pages 26 and 27. I was also informed that an outline application for residential development of up to 50 dwellings on the Kiln Lane site (the Monkey Puzzle Field) was refused planning permission by WBC by decision notice dated 11th May 2016. I note in particular reason for refusal number 2 and that the application was accompanied by an LVIA. I also note that, apart from the north-western corner, that site also falls within the NDLA’s Plateau Edge Transitional Matrix, as well as having a high sensitivity in terms of historic landscape characterisation.

114. I was informed at the hearing that TA Fisher Ltd (who have an option in respect of The Site), had instructed a landscape architect only in May 2016 (i.e. after the NDP had been submitted for examination). It was accepted that the landscape architect's remit had not been to assess whether development of The Site for 110 dwellings would be appropriate in terms of landscape and visual impacts. Understandably the landscape architect had in effect taken as a given the proposal in draft Policy SDB1 for 110 dwellings, a school and surgery etc; although I was informed that, following a site walk-over, the view had been expressed that impacts would not be adverse.
115. Subsequently, I was sent and impliedly asked to consider a "preliminary landscape analysis" by TA Fisher's agent, prepared by Enderby Associates. As previously indicated I have considered this document on a provisional basis. It has not hitherto been in the public domain and thus has not been available for comment by others. It could only have been submitted as relevant on the basis that, although regard had not been had by the NDP to relevant landscape character assessments, in fact there would not be unacceptable landscape and visual harms and the making of the NDP would therefore be appropriate and would contribute to the achievement of sustainable development.
116. Importantly, however, the "initial study" makes no reference at all to the NDLA, only to the BLCA. This is a significant omission in my view, particularly after extracts from the NDLA had been provided to me and briefly discussed at the public hearing. This causes me to be even more wary of placing significant weight on this 2 page initial study.
117. The initial study, expressly based on site visits during summer months only – i.e. when leaves are on trees - sets out "preliminary conclusions" that the site offers "scope to accommodate" "significant development" "without material harm to the character of the landscape beyond the site and wider views". It does not in terms state⁹¹ that as many as 110 dwellings could be accommodated without material harm.⁹²

⁹¹ Cf email from Ms Miles of Pro Vision to Ms Lancaster dated 8th September 2016 which opines that 110 could be accommodated.

⁹² I note that Pro Vision's letter to Ms Lancaster dated 28th September reference is made to a lack of "significant adverse effects."

118. Moreover, whilst I was initially prepared to assume that it was to be so interpreted, I note that in fact the initial study acknowledges that “careful consideration” will be required to determine “the form and extent of development”, how this relates to the steeper sloping land within the southern part of the site, and to the development of a suitable landscape strategy to assimilate the scheme particularly in views from the proposed open space and the existing public footpath to the south. This suggests that as many as 110 dwellings may well not be achievable from a landscape and/or visual impact perspective.
119. It further concludes that “the direct landscape effects of the development are likely to be confined to the site, with some slight to moderate adverse short to medium visual effects on views from the footpath to the south of the site. There will be more significant short to medium, and potentially long term effects on the experience and visual amenity of the footpath along the eastern side of the site.”
120. Whilst I take as starting points (1) that a greenfield site or sites outside the Mortimer Settlement Boundary will inevitably be required to provide 110 dwellings; (2) that allocation of The Site would provide an important opportunity to reserve land for the hoped-for provision of a new infants’ school and surgery; (3) that the *historic* landscape sensitivity of The Site has been objectively assessed as low, the lack of consideration given to the NDLA means that I cannot conclude on the basis of the evidence before me that, having regard to the NPPF, the development of The Site for 110 dwellings, a new school and surgery would be appropriate and enable the draft NDP to contribute to the achievement of sustainable development.
121. I bear in mind, too, Historic England’s concern, expressed both in writing and again at the public hearing, that the layout should first be informed by an archaeological assessment (the conclusions of which could also affect the number of dwellings achievable).
122. In response to a direct question from me the landowner and proposed developer of The Site have now confirmed that in principle a development of about 60 units would be viable even with the provision of affordable housing and land set

aside for the school and surgery.⁹³ Thus allocation of The Site for 110 dwellings is not necessarily essential.⁹⁴

123. As noted above, at the public hearing there was discussion as to whether the first bullet point of Policy SDB1 should be modified to read: “the Site shall provide up to 110 dwellings, subject to the outcome of technical studies”, so that the design and layout could be informed by the conclusions and recommendations of a Landscape and Visual Impact Assessment and by the conclusions of an archaeological assessment (as a minimum, and field evaluation if required)).

124. Policy SDB4 states that the scheme for the Site will be further informed by a full and detailed Landscape and Visual Impact Assessment, but in this case, in my view, that is to put ‘the cart before the horse’. Given the NDLA, until there has been an appraisal of landscape and visual impacts I am not able to determine how many dwellings can appropriately be achieved on The Site and the extent of any shortfall; nor therefore as to whether the 110 dwellings the NDP aims to provide can be delivered.

125. In the circumstances of this case, in particular the NDLA, and having regard to the NPPF, I am not satisfied that the draft NDP, of which The Site (and proposals therefor) is such a central part, is appropriate and will contribute to the achievement of sustainable development.

126. I wish to make it clear that I fully acknowledge the work that has been undertaken in respect of the draft NDP and the support for The Site; and my recommendation that the proposal for the NDP be refused is not put forward lightly.

- Declarations of interest

127. I noted from the documents before me that there had been some concern that interests had not been formally declared at meetings of the Steering Group, at any rate before February 2015. This concerned 3 members of, and thus

⁹³ Letter from Pro Vision to Ms Lancaster dated 28th September 2016.

⁹⁴ This showed, with respect, that the assumption made by WBC’s Planning and Transportation Policy Manager in his email to me on 20th September 2016 was misplaced; and the importance therefore of direct communication with the landowner and developer.

approximately half of, the Steering Group. I therefore raised this matter at the public hearing.

128. From the outset the Terms of Reference for the Steering Group⁹⁵ made it clear that all members of the Steering Group were to “abide by the principles and practice of the Stratfield Mortimer Parish Council Code of Conduct including declarations of interest.” Indeed the likely inclusion of this requirement had been expressly mentioned at a meeting of the Steering Group on 9th May 2014. At the public hearing it was suggested that it had not been thought that this applied to non-Parish Councillor members of the Steering Group. This is directly at odds with the Terms of Reference.

129. I am satisfied, however, that, whilst declarations should have been made from the outset, especially given the pivotal role of the Steering Group in formulating and presenting proposals both to the Parish Council and to the public, declarations were made on appropriate occasions after February 2015, and the names and general location of residence of members of the Steering Group were also put on the NDP website.

130. Moreover I had the benefit of hearing directly from 4 members of the Steering Group. I have no doubt at all as to the integrity of the members of the Steering Group. I am satisfied that the proposals put forward were not in fact influenced by any improper considerations.

c. the planning implications (if any) of non-delivery of the surgery and school on The Site.

131. At the hearing TA Fisher Ltd’s agent informed me that they are contractually obliged by the option agreement they have with the owner of The Site (the Englefield Estate) to provide gratis 1 hectare of land for the new school and surgery. They also confirmed that the whole scheme for the provision of this land and the provision of 110 homes⁹⁶ with 40% affordable housing would be viable.

⁹⁵ SM11. Adopted by the Parish Council on 10th May 2014.

⁹⁶ As already noted, there has been subsequent confirmation that a development of about 60 dwellings would also be viable.

132. I was informed at the public hearing that the need for a new infant school is now being treated by WBC as a “critical” level of priority to reflect the need to accommodate the level of housing proposed in Mortimer. (I understand that the School is already at capacity and does not meet standards for play space.) This is confirmed in the Infrastructure Delivery Plan (“IDP”) Appendix A Schedule (April 2016)⁹⁷ and it is stated that “the facilities, in whole or part, will need to be in place prior to the occupation of first dwelling as insufficient capacity in existing provision.”⁹⁸ At the hearing WBC indicated that the provision of temporary additional accommodation might well be regarded as constituting “facilities being in place” and thus enable the delivery of housing on The Site to be achieved sooner.
133. I was informed that WBC are undertaking a project to seek to enable the education needs of Mortimer to be met; and the Oxford Diocese will be undertaking a project to consider whether St Mary’s Primary and St John’s Infant Schools should be amalgamated.
134. At this moment there is no certainty as to whether or when a new school will come forward. TA Fisher Ltd’s agent informed me that reports in support of an application for planning permission were being prepared and that an application was likely to be made in 2017. The wording of SDB1⁹⁹ makes provision for a review of the allocation if progress has not been made to secure the relocation of the infant school; but SMPC stressed, and I accept, that when this wording had been put forward, the wording of the IDP in particular had not been known.
135. That a new school is now confirmed as being a critical priority by WBC is unlikely to have changed, even if relocation has not been secured, by the end of the 5 year period referred to. SMPC confirmed that it should not be assumed that the need will have disappeared and that the 1 hectare (or any part of it) would then simply be released for housing: the proposals had not been publicised in respect of the proposed allocation of The Site on the basis that it would lead to perhaps another 30-40 dwellings in addition. Moreover, it should not be forgotten that The Site provides a unique opportunity to secure the twin benefits of a new school and a surgery in a central location in the village.
136. As to the reservation of land for a possible proposed surgery, the IDP Schedule regards improvements to GP premises in Mortimer to be at a “necessary”

⁹⁷ Page 56.

⁹⁸ I was informed by WBC at the hearing that the provisional temporary additional accommodation may allow housing development to proceed in the interim.

⁹⁹ 3rd bullet point

level of priority. The existing site is already physically constrained, as I observed on my site visit. There is a need for more doctors to achieve a normal GP/Patient ratio. It is likely that the existing pressures and demands will grow with the increase in dwellings. Moreover I was informed that there was likely to be devolution of more medical procedures from hospitals to surgeries in the coming years. The issue of funding is, again, still to be resolved.

d. the achievability of 110 dwellings and associated infrastructure on The Site consistent with good design and layout, taking into account in particular the topography of The Site.

137. I have already referred to this under b. above. A number of representations from those living in St John's Road to the west of The Site also expressed concerns as to the impact on the outlook from their properties. I visited the garden of no. 24 and was able to consider the points made in Mr Marsh's regulation 16 representation and a further written representation from him submitted, with permission, in advance of the public hearing and placed on the NDP website, in respect of issue d. which I accepted because of his inability to attend the public hearing.

138. TA Fisher Ltd's planning consultant pointed out at the public hearing that, whilst the ground level at the back of the house in question might be approximately 5 m lower than the ground level of The Site in this location, the likely distance from the back of the house to the nearest proposed dwelling would be some 50 metres (i.e. an allowance for an inset of some 20 m within The Site was anticipated). In summer there is a reasonable existing tree screen at the end of the garden.

139. There was discussion, too, at the hearing as to possible modifications to SDB4 in terms of consideration of the provision of boundary buffers on the western side of The Site if considered to be appropriate, in due course, through the Landscape and Visual Impact Assessment. (I return to this later.) It was not clear to me, that the curtilage/gardens of dwellings in fact would back on to Mr Marsh's garden. The illustrative sections provided by TA Fisher Ltd suggested that the school would be located in this part of The Site. The curtilage/gardens of dwellings would be more likely to back on to no.s 30 and 32 St John's Road but again the setback would again be likely to be substantial.

140. Whilst I fully understand and respect Mr Marsh's concern (and those of the occupiers of no.s 30 and 32), and clearly the outlook would change considerably, I am satisfied by the evidence before me that development could in principle take place without an unacceptable impact on living conditions.

e. the Parish Council's response to the points made in the regulation 16 representations (i.e. in addition to those listed above) and to any points raised

by West Berkshire Council in its comments (SM/05/03) on the pre-submission draft NDP which are still outstanding.

141. The representations raise a wide range of points.
142. Whilst, for reasons already given above, my recommendation is that the NDP be refused, it is appropriate, having read and heard evidence, that I should express my views (and what my recommendations would have been) in respect of other parts of the NDP.
143. I shall refer to them generally below when considering in turn each chapter of the draft NDP, but some require separate consideration first.

Kiln Lane site¹⁰⁰

144. Complaint is made in particular that this site was excluded as an option from the NDP Questionnaire.
145. Whilst the Questionnaire did provide an opportunity to put forward alternative sites, I have referred to my concerns regarding site selection above and consider that the landscape and visual impacts of sites should have been considered before the draft NDP proposals were formulated and put out to consultation.
146. As regards the Kiln Lane site, however, I am aware of course that this site was not supported by WBC at the preferred options stage of the HAS DPD. I am also aware that a planning application in respect of the residential development (50 dwellings) of the northern field (known locally as the Monkey Puzzle Field) has since recently been refused by WBC (by decision notice dated 11th May 2016) following consideration of a Landscape and Visual Impact Assessment. The report to committee refers to the “unacceptable harm to the rural landscape character of this part of Mortimer”. I have already noted that the Historic Landscape Characterisation Sensitivity Map categorises the site as of high sensitivity. So whilst I have concluded that landscape and visual impacts should have been considered before deciding on which site(s) to allocate, it cannot be assumed that the result of that exercise would lead to a different outcome vis-à-vis the Kiln Lane site.

Land adjacent to College Piece¹⁰¹

¹⁰⁰ Rep ID 8 – Mr David Smith.

¹⁰¹ Rep ID 9.

147. This land was put forward by the representor for inclusion in the draft NDP on the basis that it would be exclusively for social housing. The draft NDP¹⁰² recognises that a suitable rural exception site has not yet been identified.

148. The site, however, is the subject of a Woodland Tree Preservation Order (1996). Although I was provided with a Licence to Fell Growing Trees granted by the Forestry Commissioners on 19th March 2015, (a) it expired on 19th March 2016 without having been implemented; (b) it was subject to a condition for extensive restocking (replanting and ongoing maintenance of young trees); (c) I have been informed by the Council that “the Council did not object to the original felling licence as it was for sound forestry management. The felling licence comes with a restocking notice, so the woodland remains protected and continues to contribute to the local area. Only recently has there been mention of housing, if that was the reason for the felling licence, then the Council would have objected as would the Forestry Commission.”¹⁰³ I have also been provided with an email sent by the Council’s Senior Tree Officer to Ms Lancaster in July 2015: “We have agreed a woodland management plan for the site, with the Forestry Commission and the parish council, which includes the removal of the trees and restocking, and he [the owner] has a licence from the forestry commission to do this, so it will be cleared and replanted and still covered by the TPO, its a nice woodland and the local residents enjoy the trees and the public right of way which runs through the middle.”

149. I visited the land. I concur with the Senior Tree Officer’s comments. I would not have recommended that this land be allocated.

Land to the north-east of Spring Lane¹⁰⁴

150. The representor seeks the inclusion of this land within the settlement boundary.

151. SMPC accept that the site is not ruled out by flood risk/surface water flooding. SMPC maintain, however, that there is no need for the site to be developed to achieve the figure of 110 dwellings; and maintain that the existing boundary, which is proposed to be retained in this location in the draft NDP, meets emerging (and, I understand, uncontroversial) settlement boundary review criteria in the draft HSA DPD.

¹⁰² Page 25.

¹⁰³ Email Ms Lancaster dated 9th September 2016.

¹⁰⁴ Rep ID 18

152. Having visited the site, I agree with SMPC that the present boundary in this location meets those criteria for the reasons given by SMPC in Appendix 1 to the document enclosed with its letter dated 22nd January 2016 to West Waddy ADP; and that there is no present need to include this land within the MSB in this NDP.

The submitted NDP

- Chapter 1 Introduction

153. This brief introductory chapter helpfully summarises the sequence of subsequent chapters.

154. It confirms that the NDP covers the whole parish of Stratfield Mortimer and that the period covered by the Plan is from 2016 to 2026.

155. There are some drafting errors: the requirement of the legislation is that the NDP must have had regard to national policy (NPPF) and guidance (NPPG) and be appropriate; and be in general conformity with the strategic policies of the development plan. I am satisfied that the errors are of form only, not substance.

156. I would have recommended the following modifications to correct errors:

(i) Page 6 first paragraph

“This Neighbourhood Development Plan (NDP) covers the whole of the parish of Stratfield Mortimer and contains policies that are in general conformance with National (NPPF) policies and guidelines West Berkshire Council’s (WBC) Core Strategy. The period covered by the plan is from now until 2026.”

To read:

“This Neighbourhood Development Plan (NDP) covers the whole of the parish of Stratfield Mortimer and contains policies that are in general conformity with the strategic policies of the development plan, namely all the policies of West Berkshire Council’s (WBC) Core Strategy; have regard to National policy (NPPF) and guidance (NPPG) and are appropriate. The period covered by the plan is from now until 2026.”

(ii) Page 6 fourth paragraph

“It is emphasised that the NDP policies are in general conformity with the National Planning Policy Framework and Guidelines and the West Berkshire Core Strategy.”

To be deleted because of similar errors and, in the light of the preceding corrections, unnecessary repetition.

- **Chapter 2 Executive Summary**

157. This chapter provides a helpful summary of the content of the NDP. I have a number of detailed comments:

(i) The penultimate paragraph on page 8 states:

“All of these requirements have been developed for the allocated site in The Site Design Brief. Site Design Briefs and Development Applications, Proposals and Plans for any future development will conform to all the policies in the Plan in their totality.”

As regards the second sentence of the above quotation, in my view it is too onerous and therefore unreasonable to require that all development must conform with all policies in their totality. The position in law is that applications for planning permission must accord with the development plan unless material considerations indicate otherwise.¹⁰⁵ Accordance with the development plan means the development plan as a whole: “it is enough that the proposal accords with the development plan considered as a whole. It does not have to accord with each and every policy therein.”¹⁰⁶ Whilst the NDP is relatively limited in scope, making it perhaps easier to achieve compliance with all policy requirements, development may well not be able to comply with policies in their totality and yet still be acceptable.

I would have recommended that this read:

“All of these requirements have been developed for the allocated site in The Site Design Brief. Site Design Briefs and Development Applications, Proposals and Plans for any future development will accord with the policies of the Plan as a whole.”

(ii) Page 9 second paragraph

¹⁰⁵ S.38(6) of PCPA.

¹⁰⁶ R. v Rochdale MBC Ex p. Milne (No.2) (2001) 81 P.&C.R. 27, paragraph 50, per Sullivan J. (as he then was).

“The protection of existing green spaces by designating a number of spaces including the Fairground, the Alfred Palmer Memorial Field and the southernmost part of the allocated development site as local green spaces is also included.”

For reasons I set out below, I would have recommended (i.e. if I were recommending that the NDP as modified proceed to referendum) that the southernmost part of the allocated development site be not designated as a local green space at this time:

“The protection of existing green spaces by designating a number of spaces including the Fairground and the Alfred Palmer Memorial Field as local green spaces is also included.”

- **Chapter 3 Background to Mortimer**

158. This provides useful historical background concerning Mortimer, its evolution and the characteristics of its present population, drawn from the evidence base referred to. It also sets out a useful ‘SWOT’¹⁰⁷ analysis.

I would have recommended, to correct an error, that the plan on page 10 be reproduced at a larger and thus legible scale.

- **Chapter 4 Consultation Process**

159. This provides helpful summary factual information on the consultation process, both statutory and non-statutory, drawing on the evidence base referred to.

- **Chapter 5 Vision and Strategy**

160. This chapter explains that Mortimer has both a distinctive rural character stemming from its long history and its setting within woodland and agricultural land and a strong sense of community with a wide range of services and thriving small business economy. It is this vision of Mortimer, now and in the future, that forms the fundamental and distinctive focus for the Neighbourhood Development Plan and informs all the policies of this Plan.

¹⁰⁷ Strengths, Weaknesses, Opportunities, Threats.

161. This leads to the following, uncontroversial, statement of the Vision:

“The Plan will make it possible for people to live the whole of their lives in the parish if they so wish.

The rural character and setting of the parish will remain with the minimum of intrusion on the existing surrounding green and agricultural space.”

- **Chapter 6 Neighbourhood Development Plan Policies**

162. This short Chapter refers to circumstances in which the NDP will be reviewed in whole or in part.

“6.1 Future NDP Developments.

The policies in this Plan have been developed to deliver the Vision of Mortimer (see page 16). Inevitably they reflect the vision and development demands at a particular moment in time. Circumstances will change, new requirements will emerge. Some will be relatively small and will be adequately covered by the policies that have been developed. Others will involve material and significant changes to the policies and/or development demands, residential and commercial, in particular (but not only) those outside the settlement boundary. In the spirit of localism encouraging local people to produce their own distinctive neighbourhood plans on an on-going basis, which reflect the needs and priorities of the community, this Plan includes a policy, NDP1, to ensure such changes are based on a community consultation as has been this NDP. This might be undertaken either through a review or a partial review of the NDP followed by either an update of the plan or a new plan.

It is inappropriate to define a ‘significant’ change as this will depend on what is required, where, for what purpose and the immediate or future impact on the parish. The decision as to whether a change is ‘significant’ will be determined by Stratfield Mortimer Parish Council. Any change to a policy other than for the purpose of clarification or to make compliant with changes to NPPF or local authority policies, alteration to the settlement boundary or a development greater than 10 new homes, will be designated ‘significant’.

NDP1 - Any future policy development or significant development which affects the parish will be subject to an update of this NDP involving community consultation.”

163. It was confirmed at the hearing that the purpose of NDP1 is simply to ensure that any changes to the NDP will be the subject of community consultation. This is a legal requirement in any event so this policy is in my view unnecessary.

164. I would therefore have recommended the modification of the NDP by the deletion of the whole of paragraph 6.1 and NDP1.

165. It is convenient to refer at this point to Barton Willmore's representation¹⁰⁸ on behalf of Hallam Land Management Ltd. This seeks the inclusion in the draft NDP of a requirement for an early review of the NDP "to ensure that the parish is assisting in meeting the objectively assessed housing needs of the district."

166. I do not regard such a requirement as appropriate. Whilst the Berkshire SHMA (February 2016) is referred to, the figure of 665 dwellings per annum for the period 2013-2036 which is suggested to be the objectively assessed housing need for WBC as a whole (i) has not yet been the subject of consultation and examination through the local plan process, and (ii) will not necessarily be the same as the housing requirement¹⁰⁹ (recommended by, and adopted after, that examination) with which any future NDP will need to be in general conformity. It is not for this examination to presume what that housing requirement may be or where it may be met.

- **Chapter 7 Residential Site Allocation**

167. RS5 provides that The Site will provide 110 dwellings. RS1 defines a new MSB, enlarged to incorporate The Site. RS4 seeks to ensure that hard edges to built development are avoided. RS3 provides that there will be a presumption in favour of new residential development within the MSB and RS6 that windfall sites within the MSB will in principle be supported. RS2 provides that outside the MSB exceptional circumstances must be shown for housing development to be permitted.

168. As already referred to above, the draft NDP is in my view in general conformity with the Core Strategy as regards Stratfield Mortimer's proposed contribution to the housing requirement for the East Kennet Valley area.

¹⁰⁸ Rep ID 17. Letter dated 22nd April 2016 and accompanying report.

¹⁰⁹ See Gallagher Homes Ltd v. Solihull MBC [2014] EWHC 1283 (Admin) (Hickinbottom J.), paragraph 37.

169. If 110 dwellings can be achieved in the plan period Policy RS2 would not, in my view, be too restrictive, as was claimed.¹¹⁰ I note in passing that Policy RS2 accords with emerging HSA DPD Policy and I understand that that policy was not the subject of any controversy at the recent examination. I also find that, apart from my stated concerns regarding The Site, the policies otherwise also have regard to the NPPF, are appropriate and help the draft Plan to contribute to the achievement of sustainable development.

170. I considered the highway access to the site and in particular whether visibility for exiting cars would suffice. I was provided with the Transport Statement¹¹¹ submitted (and accepted by the highway authority) in respect of the development of the land to the north of The Site as well as an extract from the Manual for Streets.¹¹² I am satisfied that visibility would be, or could be (if necessary by the introduction, for example, of lower speed limits) made to be acceptable.

171. I also considered the concerns of Mr Whitaker, the owner of Fair View along the side of which dwelling the access to the permitted Tower House/Fairwinds development and to The Site would pass; and I was provided with a copy of the proposed landscaping plan (for the former development) which shows some proposed planting alongside part of the eastern boundary of Fair View. Whilst undoubtedly there would be a noticeable change for the occupiers of Fair View brought about by this access road, no significant, unacceptable noise or other amenity impacts were considered by WBC officers to be likely to occur, whether by reason of the Tower House/Fairwinds development or the additional development of The Site. I accept this professional opinion.

172. Modifications which I would have recommended:

- (i) RS3, RS4 and RS5 – full stops should be inserted at the end of each policy (typographical errors).
- (ii) RS5: unless it is clear that 110 dwellings can be secured on a site or combination of sites, I would have recommended that the words “up to” be included before “110 homes”.

¹¹⁰ Rep ID 17.

¹¹¹ Stuart Michael Associates, September 2015.

¹¹² 2007, pages 92-3.

- (iii) In addition, I would have recommended deletion of the reference to Manual For Streets and any more up to date guidance, since it is not known whether MfS would be replaced or amended by future guidance. Instead I would have recommended that the words of the first bullet point afterwards be amended to read:

“The layout of the development, including internal highways, be designed so as to provide safe and suitable access for all people.”

The Council as highway authority will no doubt give advice at the time of any planning application in the light of guidance then prevailing.

- (iv) RS6 “Residential developments on windfall sites within the MSB will be supported as long as they are well-designed and meet all the relevant requirements set out in the totality of this Plan.”

This appears to be too onerous a requirement. Development may be acceptable even though not all the requirements can be met in their totality.

I would therefore have recommended RS6 to read:

RS6 Residential developments on windfall sites within the MSB will be supported as long as they are well-designed and comply with the policies of this Plan.

- (v) Page 20

I would have recommended that Maps 1 and 2 should be more legible and should be replaced.

- (vi) Page 21

Paragraph 7.3 (this provides the context and justification for Policies RS1-RS6)

“The West Berkshire Housing Site Allocation DPD (paragraph 2.38) requires 110 houses to be located in Mortimer. The DPD goes on to state that these will be identified through the Neighbourhood Development Plan (NDP) for Stratfield Mortimer in conformity with the policies of the Core Strategy, and that the NDP will also include a review of the settlement boundary of Mortimer. These requirements are satisfied through the residential policies RS1 and RS5.”

I would have recommended that this be corrected as follows:

The submitted draft West Berkshire Housing Site Allocation DPD (paragraph 2.38) requires 110 houses to be located in Mortimer. The DPD goes on to state that these will be identified through the Neighbourhood Development Plan (NDP) for Stratfield Mortimer in general conformity with the policies of the Core Strategy, and that the NDP will also include a review of the settlement boundary of Mortimer. These requirements are satisfied through the residential policies RS1 and RS5.

(vii) Page 21 continues:

“Policy RS1 establishes the key spatial priority for Mortimer, within which context all its other policies are based and defines a Mortimer Settlement Boundary (MSB). Essentially it directs all development in the plan period to minimise the extension of the existing Settlement Boundary of the village of Mortimer that lies at the heart of the Parish and serves the wider rural area which will remain open countryside. It defines the MSB as the furthest extent of development planned for the period to 2026. The extension of the present (2015) Settlement Policy Boundary to form the MSB has been drawn tightly into the allocated development for the provision of 110 new homes.”

I would have recommended that the words “up to” be inserted before “110 new homes”.

(viii) The fourth paragraph on page 21 reads:

“To retain the village feel it is felt that any extension of the Settlement Boundary should be restricted so as to retain, as far as possible, the existing size of the village. Any development should also be as close to the village centre as possible so as to aid sustainability and to promote/retain the village lifestyle of being able to easily walk to essential services such as Doctors, shops and Post Office. These concepts were supported by a substantial majority of respondents.”

I would have recommended that this read:

“To retain the village feel it is felt that any extension of the Settlement Boundary should be restricted so as to retain, as far as possible, the existing size of the village. Any development should also be as close to the village centre as possible so as to sustain shops and services and to promote/retain the village lifestyle of being able to

easily walk to essential services such as Doctors, shops and Post Office. These concepts were supported by a substantial majority of respondents.”

The underlined words would correct an error, namely an unintended lack of clarity.

- **Chapter 8 Housing Mix and Density**

173. This chapter has the following stated objectives:

“To provide the mix of types of homes and tenure that make it possible for people to live the whole of their lives in the parish if they so wish with a focus on the provision of both starter homes and down-sizing homes as indicated in the consultation responses.

To have a pattern of housing on new residential sites that maintains the essential nature of the village and the immediate surrounding area.”

174. This chapter again has regard to government policy and guidance, is in general conformity with the strategic policies of the Development plan and helps the draft Plan to contribute to the achievement of sustainable development.

175. Discussion at the hearing centred on the justification for the percentage figures in Policy HD2 in relation to the percentage of bungalows sought.¹¹³ The stated justification on page 24 was, however, shown to be supported by the Housing Need Survey¹¹⁴ and the wording of HD2 also allows for a number of matters to be considered at the time of any planning application: identified local need, site specifics, funding/economics. It was agreed at the hearing that the character of the area of the particular site should also be considered. This would reflect the NPPF and be in general conformity with the Core Strategy.

176. I would have made the following recommendation:

(i) HD2 “Stratfield Mortimer will seek a mix of home types of approximately 40% 1 or 2 bed dwellings split between apartments and houses, 20% 2 and 3 bedroom bungalows and the remainder being 3 and 4 bed houses. Identified local need and the site specifics, funding and the economics of provision will be taken into consideration.”

¹¹³ See, too, Rep ID 18.

¹¹⁴ SM42, e.g. pages, 1, 9 and 10-11.

I would have recommended that this read:

HD2 Stratfield Mortimer will seek a mix of home types of approximately 40% 1 or 2 bed dwellings split between apartments and houses, 20% 2 and 3 bedroom bungalows and the remainder being 3 and 4 bed houses. Identified local need and the site specifics and the character of the surrounding area, funding and the economics of provision will be taken into consideration.

177. Page 24, final paragraph. At the hearing I expressed considerable concern at the statement in SMPC's "Summary of evidence and justification" document¹¹⁵ that: "the perception is that those who rent sometimes do not have the pride that comes with ownership to maintain the property. To reflect this unease the policy that the majority of 'affordable' homes should be on the basis of equity ownership has been introduced (HD2)."

178. To put forward the policy in favour of equity ownership on this basis is, in my view, discriminatory and totally unacceptable. The policy, based on this reasoning, would discriminate against any person who could not afford to purchase a home and seriously affect their ability to live in Stratfield Mortimer.

179. The draft NDP states simply that "Local opinion favours equity-based tenures" but the basis for that is to be found in the aforementioned document. I would have recommended that the words "Local opinion favours equity-based tenures" be deleted because that opinion improperly discriminates against those who are unable to afford to buy a home.

180. The draft NDP continues: "... However the housing survey points to the fact that despite the high level of aspiration for ownership or shared ownership there is little evidence of sufficient savings or earnings to make that a possibility."

181. This statement is supported by the Report on Housing Need NDP. Strictly on that basis and on the basis that text referred to in paragraph 179 above is deleted, I would be satisfied that the draft NDP would not be discriminatory.

(ii) Page 25, 1st paragraph after the 8 bullet points.

¹¹⁵ SM34.

“The housing needs survey identified that here is a potential requirement for a rural exception site of up to 12 homes. This is an attractive idea but at the time of writing a suitable site as not been identified...”

To be corrected to:

“The housing needs survey identified that there is a potential requirement for a rural exception site of up to 12 homes. This is an attractive idea but at the time of writing a suitable site has not been identified...”

182. There was some discussion about the definition of starter homes at page 24 of the draft NDP, which definition applies also to SDB3. I am satisfied that the broader definition is justified in the circumstances of Mortimer, given the evidence of the need for small dwellings for those wishing to occupy a home for the first time.

- **Chapter 9 General Design**

183. This chapter sets out design policies, both general, relating to internal and external access and parking, flood management, street lighting, building design and style, landscape and environment. The stated objective is that:

“All new developments will have design solutions that reflect and enhance the rural character of Mortimer in their scale, siting, features, layout, materials, landscaping and design details as expressed by the community in this plan.”

184. At the public hearing there was discussion of Policies GD1 and GD3.

185. As regards GD1 one representor¹¹⁶ considered that the requirement to prepare site design briefs for any new development was too onerous.

186. GD1 in fact requires the preparation of a design brief only in respect of housing proposals which are outside the settlement boundary; and this, in my view, accords with the need to show exceptional circumstances for housing development outside the settlement boundary (RS2). For new development (of whatever form) within the settlement boundary there is encouragement to prepare a brief but not a requirement.

¹¹⁶ Rep ID 18.

187. As regards GD3 (flood management), clarification was sought in particular as to the requirements. SMPC accepted that this would be desirable and tabled possible clarificatory wording. This has also been considered and agreed by the Council's drainage engineers. I accept this too.

188. GD3 provides:

"GD3 In order to ensure that flooding risk is not increased, and ideally is reduced, taking into account climate change, all developments of any sort shall comply with the following parameters:

- In addition to having well designed, constructed and managed flood prevention measures to reduce the overall level of flood risk in accordance with West Berkshire Council's policy CS16, developers will be encouraged to adopt a worst case scenario to manage surface water run off :
 - rain falling on saturated ground or dry compacted ground
 - a peak intensity rainfall over a 30 minute period of 20mm within the standard 6 hour period
 - the higher of either the rainfall assumptions in the standard calculations or the maximum rainfall recorded in West Berkshire over the last 20 years with an allowance of +30% for climate change.
- All Planning Applications shall include agreements for the adoption of the anti-flooding systems establishing the permanent owner, and practical management and maintenance regimes to ensure that they continue to operate effectively and efficiently."

I would have recommended the following wording for the policy:

"GD3 In order to ensure that flooding risk is not increased, and ideally is reduced, taking into account climate change, all developments of any sort shall comply with the following parameters:

- In addition to having well designed, constructed and managed flood prevention measures to reduce the overall level of flood risk in accordance with West Berkshire Council's policy CS16, developers will be encouraged to adopt a worst case scenario to manage surface water run off :
 - rain falling on saturated ground or dry compacted ground (100% runoff

- a peak intensity rainfall over a 30 minute period of 20mm within the critical event duration* the higher of either the rainfall assumptions in the standard calculations or the maximum rainfall recorded at the closest approved weather station to Stratfield Mortimer over the last 20 years with an allowance of +30% for climate change.
- All Planning Applications shall include agreements for the adoption of the anti-flooding systems establishing the permanent owner, and practical management and maintenance regimes to ensure that they continue to operate effectively and efficiently.

(*as referred to in “Delivering Benefits through Evidence: Rainfall Runoff Management for Developments Report” - SC030219. Environment Agency – October 2013: ISBN 978-1-84911-309-0 (http://evidence.environment-agency.gov.uk/FCERM/Libraries/FCERM_Project_Documents/Rainfall_Runoff_Management_for_Developments_-_Revision_E.sflb.ashx)”)

189. I would also have recommended that Paragraph 9.3.3 be altered too, in line with the above amendments, to read:

“The calculations for determining flood risk require that climate change shall be taken into account. In addition to the high volume of rainfall over a long period, recent events demonstrate that storms causing severe flooding are in part because they fall on saturated ground and in the case of the Mortimer 2007 floods exacerbated by intense rainfall for a short period. To allow for these climate change induced storms in addition to the standard storm assumptions the developer shall consider the management of surface water flooding based on the higher of either (i) maximum recorded rainfall over a critical event duration* at the nearest recognised official weather station to Mortimer in the last 20 years +30% or (ii) the rainfall in the standard calculations +30%, falling on saturated or compacted ground and within the critical event duration a short intense period of rainfall of 20mm in 30 minutes.

(*as referred to in “Delivering Benefits through Evidence: Rainfall Runoff Management for Developments Report” - SC030219. Environment Agency – October 2013: ISBN 978-1-84911-309-0 (http://evidence.environment-agency.gov.uk/FCERM/Libraries/FCERM_Project_Documents/Rainfall_Runoff_Management_for_Developments_-_Revision_E.sflb.ashx)”)

190. On a minor point, in respect of Policy GD5 the background colouring should be uniform so as to make clear that the photographs on page 29 are part of the policy.

191. Policies GD1-6 are in general conformity with the strategic policies of the development plan, have regard to the NPPF and are in my view appropriate and would contribute to the achievement of sustainable development.

- **Chapter 10 The Site Design Brief for The Site**

192. I have already expressed my fundamental concern about the selection of The Site.

193. I nevertheless indicate what I would have recommended in respect of The Site Design Brief.

194. SDB1 - 1st bullet point

- “The Site must provide 110 dwellings”

195. I have already referred to this requirement and its wording at paragraphs 51, 99, 102 and 104-105 above. If I had not had fundamental concerns about selection I would have recommended that the bullet point reflect the outcome of the LVIA and archaeological assessments:

- “The Site must provide up to 110 dwellings, subject to the outcome of technical studies.”

196. SDB1 – 3rd bullet point

- “The site shall be allocated for a period of 5 years from the formal adoption date of this NDP. If, at the end of this period, outline planning permission has not been obtained for the development required by policy SDB1 a review of the allocation shall be carried out via a review or partial review of the NDP. In addition, if within 5 year period outline planning permission for the development has been obtained, but no progress has been made to secure the relocation of St John’s Infant School or the doctor’s surgery, a review of that part of the allocation shall be undertaken through a review or a partial review of the NDP”

I would have recommended that this be corrected to read:

- “The Site shall be allocated for a period of 5 years from the formal adoption date of this NDP. If, at the end of this period, outline planning permission has not been obtained for the development required by policy SDB1 a review of the allocation shall be carried out via a review or partial review of the NDP. In addition, if within the same 5 year period outline planning permission for the development has been obtained, but no progress has been made to secure the relocation of St John’s Infant School or the doctor’s surgery, a review of that part of the allocation shall be undertaken through a review or a partial review of the NDP.”

197. SDB3 1st bullet point reads:

- There will be a mix of house types, with an emphasis on smaller starter homes and units that are suitable for local residents who wish to downsize. An indicative mix of dwellings to make up a total of 110 on the site is 24 one or two bedroom apartments, 23 two bedroom starter homes, 25 three bedroom houses, 21 four bedroom houses, 3 five bedroom houses and 14 two or three room bungalows.

There was discussion at the public hearing as to whether the word “starter” should be removed; but I am satisfied that, as noted at paragraph 156 above, it is appropriate to emphasise the need for smaller units both for first-time buyers and for those wishing to downsize. I would not have recommended any change to this bullet point.

198. The 5th and 6th Bullet point of SDB4 state provide:

- The provision of a landscape buffer to the Eastern boundary of the site is to be provided to shield the existing dwellings from the development but still allow open vistas to the further views; this should exceed 20m in depth
- The landscaping to the Eastern boundary should be designed to shield the existing dwellings from the development but still allow open vistas to the further views.

199. At the public hearing it was agreed that the landscape treatment of the western boundary was also important, even allowing for existing off-site screening. It

was also agreed that development close to the eastern boundary would inevitably be precluded by reason of topography.

200. In consequence I would have recommended that these two bullet points be replaced with one bullet point:

“The landscaping to the Eastern and Western boundaries should be designed to shield the existing dwellings from the development but still allow open vistas to the further views.”

201. Subject to the foregoing, I would have concluded that the policies of Chapter 10 are in general conformity with the strategic policies of the development plan, have regard to the NPPF and are appropriate and would contribute to the achievement of sustainable development.

- **Chapter 11 Commercial**

202. This chapter sets out policies concerning commercial development. The stated objective is:

“To have a thriving parish economy and village centre of local retail outlets, small businesses, services (e.g. pubs, cafes) and social amenities providing local employment opportunities.”

203. Policy C3 provides that:

“All developments will adhere to all policies in total in the Plan and will not add to the urbanisation of Mortimer – perceived or real.”

204. It was agreed at the public hearing that Policy C3 should be deleted. I would have recommended so: the requirement to adhere to all policies is in my view too onerous. It is also unclear as to what urbanisation means in this context and how new build development could avoid it.

205. Full stops should be added at the end of the 4th bullet point of Policy C6 and at the end of each bullet point of Policy C7.

206. As regards the 4th bullet point, 2nd indented bullet point of Policy C7

- the character (visual, use, feel) and the distinctive views of the surrounding countryside in particular in areas identified in the West Berkshire Landscape Character assessment as having ‘High’ or ‘Medium-High’ sensitivity”

I would have recommended as appropriate, having regard to the NPPF, and to assist in the achievement of sustainable development, for the reasons set out in particular at paragraphs 58 and 68 above, that this read:

- the character (visual, use, feel) and the distinctive views of the surrounding countryside, having regard to the Landscape Character Assessments*, and in particular in areas identified in the Historic Landscape Characterisation Study as having ‘High’ or ‘Medium-High’ sensitivity.

(*the Newbury District-Wide Landscape Assessment (1993) and the Berkshire Landscape Character Assessment (2003)).

207. As regards Page 44 of the draft NDP and the paragraph beginning:

“The creation of new employment opportunities up to 10 people is considered most appropriate with an emphasis on high added-value sustainable employment. ...”

I would have recommended that this be corrected to read:

“The creation of new employment opportunities for up to 10 people is considered most appropriate with an emphasis on high added-value sustainable employment. ...”

208. As regards the paragraph immediately following the foregoing paragraph

“The conversion and reuse of farm buildings is widely supported and this Plan seeks to enable appropriate farm diversification. However, re-use of rural buildings for residential purposes would not normally be supported.”

I was invited by SMPC at the hearing to delete the last sentence given (i) the advice in NPPF paragraph 55 (3rd Bullet point) and (ii) that re-use of rural buildings for residential purposes can attract permitted development

rights.¹¹⁷ I agree and would therefore have recommended the deletion of the last (second) sentence of that paragraph.

209. As regards the penultimate paragraph on Page 45 of the draft NDP:

“The screening of new or redesigned businesses by vegetation will not normally be sufficient. Such enterprises must have well-designed premises that are suitably located and of appropriate scale, form and high quality design in particular in areas identified in the West Berkshire Landscape Character Assessment as having ‘high’ or ‘medium-high’ landscape sensitivity. The location, scale and nature of the business must pay due regard the visual amenity, road network, residential amenity and the rural nature of the parish. The assessment of impact shall take into account potential cumulative impact of possible further development on the urbanisation of the countryside and public amenity value.”

I would have recommended as appropriate, having regard to the NPPF, and to assist in the achievement of sustainable development, for the reasons set out in particular at paragraphs 58 and 68 above, that this read:

“The screening of new or redesigned businesses by vegetation will not normally be sufficient. Such enterprises must have well-designed premises that are suitably located and of appropriate scale, form and high quality design, having regard to the Landscape Character Assessments*, and in particular in areas identified in the Historic Landscape Characterisation Study as having ‘high’ or ‘medium-high’ landscape sensitivity. The location, scale and nature of the business must pay due regard to the visual amenity, road network, residential amenity and the rural nature of the parish. The assessment of impact shall take into account potential cumulative impact of possible further development on the urbanisation of the countryside and public amenity value.

(*the Newbury District-Wide Landscape Assessment (1993) and the Berkshire Landscape Character Assessment (2003)).”

210. Subject to the foregoing, I would have concluded that the policies of Chapter

¹¹⁷ Town and Country Planning (General Permitted Development) Order 2015, Schedule 2, Part 3, Class Q.

11 are in general conformity with the strategic policies of the development plan, have regard to the NPPF and are in my view appropriate and would contribute to the achievement of sustainable development.

- **Chapter 12 Infrastructure Development**

211. This objectives of this chapter are stated to be:

“To provide the infrastructure services and amenities required in a modern rural parish.

To ensure that any new development has good and sustainable water and waste water services.”

212. Policies IS1-IS6 concern, respectively, telecommunications (IS1¹¹⁸), CIL projects (IS2¹¹⁹), station car parking (IS3¹²⁰), a day nursery¹²¹, traffic¹²², waste and wastewater¹²³. These have regard to the NPPF¹²⁴ and government guidance and are appropriate, and would contribute to the achievement of sustainable development. No objection to any of these policies was maintained.

213. Policy IS2 refers to Community Infrastructure Levy (CIL) Projects.

I would have recommended that the Policy read, corrected for the purposes of clarity:

“The potential infrastructural enhancements, listed under projects at paragraph 12.4 below, will be pursued within the limits of budget and resources available with the priorities determined by Stratfield Mortimer Parish Council.”

¹¹⁸ See e.g. NPPF paragraph 42.

¹¹⁹ See e.g. NPPF paragraph 175.

¹²⁰ See e.g. NPPF paragraph 35.

¹²¹ See e.g. NPPF paragraphs 28 and 70.

¹²² See e.g. NPPF paragraphs 32, 35.

¹²³ See e.g. NPPF paragraphs 120, 156 and NPPG section 34.

¹²⁴ E.g. paragraph 42, 175, 35.

- **Chapter 13 Biodiversity and Environmental Gain**

214. This chapter states that its objective is:

“To maintain and where possible enhance the quality and diversity of the natural environment of the parish

To achieve this it will be necessary to ensure that new developments do not threaten biodiversity and positively encourage it. The opportunity provided by new developments will be used to enhance the wildlife habitats of Mortimer. At the same time existing areas and corridors in the parish could be enhanced to aid biodiversity.”

215. The foregoing is reflected in 3 policies B1-B3. There was no objection to these policies and, having regard to the NPPF, I find them to be appropriate and to contribute to the achievement of sustainable development and to be in general conformity with the Core Strategy.

- **Chapter 14 Green Spaces**

216. The stated objective of this chapter is:

“To maintain and, where possible, improve green spaces and green routes.

To achieve this it will be necessary to ensure that new developments incorporate green spaces and routes within them that link to the wider network of such features in the parish. At the same time existing green spaces and routes in the parish could be enhanced, in part to aid biodiversity.”

217. Policy GS1 seeks to designate the following as Local Green Spaces:

“- The Fairground, the Pound and Heath Elm Pond (pond outside the fence) and War Memorial island

- The Alfred Palmer Memorial Field

- Foudry Brook - the watercourse and footpath and 10m strip either side from St. Mary’s Church SW to the parish boundary

- Summerlug Common

- Windmill Common

- Brewery Common
- Bronze Age Barrows and surrounding land (Holden's Firs)
- The green space along the southern side of The Site"

218. WBC make the point¹²⁵ that many of the spaces proposed to be designated are already designated (either as Common Land or Scheduled Monuments) and therefore should not be designated as Local Green Space."

219. NPPF policy is that:

"77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used: ● where the green space is in reasonably close proximity to the community it serves; ● where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and ● where the green area concerned is local in character and is not an extensive tract of land."

220. NPPG advises that:

- "Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities."¹²⁶
- where the land in question is already protected by a designation (scheduled monuments are referred to, but not expressly, common land), consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space.¹²⁷
- New residential areas may include green areas that were planned as part of the development. Such green areas could be designated as Local Green Space if they are demonstrably special and hold particular local significance.¹²⁸

¹²⁵ SM05/03.

¹²⁶ 37-005.

¹²⁷ 37-011.

¹²⁸ 37-012.

- The green area will need to meet the criteria set out in paragraph 77 of the National Planning Policy Framework. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis.

221. I shall consider the sites in turn:

The Fairground

I accept that this clearly meets the criteria of paragraph 77. It is appropriately designated as a local green space.

The Pound and Heath Elm Pond

222. I understand that these 2 areas adjoin and are separated from the Fairground to the north and west by a post and rail fence; and that they are designated common land.¹²⁹ I was informed that the reason for including them in the proposed allocation is that they link the War Memorial and the Fairground and are very much seen as a part of the overall fairground complex; and that they are also highly valued for their wild life including Great Crested Newts. There is no evidence, however, that any additional local benefit would be gained by designation of them as Local Green Space. I do not consider it therefore appropriate for them to be designated local green space.

The War Memorial Island

Although a relatively small triangular piece of land, in my view it would be appropriate to designate this land as a local green space. Plainly it is demonstrably special to the local community and holds a particular local and historic significance, being expressly “In memory of [56] Mortimer men who fell in the Great War, and also 21 men who died in the Second World War. Although surrounded by roads on all three sides, the roads are not so busy that some tranquillity may not be enjoyed. It is relatively isolated but

¹²⁹ I refer to an email from Mr Lyttle to me dated 21.10.16 and the decision (Ref. 2/U/78) made under the Common Registrations Act 1965 dated 4.5.73 concerning the ownership of the Pound and Heath Elm Pond

importantly it is in a prominent position and this adds, in my view, to its specialness.

The Alfred Palmer Memorial Field

There is no dispute that this land is worthy of local green space designation. I accept this.

Foudry Brook

WBC consider that the land in question is too far from the settlement. This, in my view, overlooks the fact that the early village was centred on the Foudry Brook¹³⁰, which is near to St Mary's Church and St Mary's school. It is within reasonable walking distance of present-day Mortimer. It matters not in my view that the land is private: there is a public right of way which passes along, and over, the Brook and through the land in question (the watercourse, and footpath and 10 m strip either side from St Mary's Church south-west to the parish boundary). It is not an extensive tract of land. It is unsurprisingly regarded as being of considerable recreational value. I accept this as a proposed local green space.

Summerlug Common

This is common land already. There is no evidence that any additional local benefit would be gained by designation of it as Local Green Space. I do not consider it appropriate therefore for it to be designated local green space.

Windmill Common

This is woodland and is not common land. The view was expressed¹³¹ that, as regards the criteria set out in paragraph 77 of the NPPF, it is close to the community it serves as it is for the most part inside the settlement boundary and abuts the built up area; is of special significance as it is an area of quiet recreation with many paths through mature woodland, that these paths are well used by walkers, dog walkers and horse riders; and that the area is not an extensive tract of land but is large enough to absorb the numbers of people who use it on a regular and semi-regular basis. On this basis, which I accept, I consider it appropriate for it to be designated as local green space.

¹³⁰ See draft NDP page 10.

¹³¹ Email Mr Lyttle to me dated 21.10.16.

Brewery Common

This is common land. There is no evidence that any additional local benefit would be gained by designation of it as Local Green Space. I do not consider it appropriate for it to be designated local green space.

Bronze Age barrows (Holden's Firs)

This land is designated a Scheduled Monument. There is no evidence that any additional local benefit would be gained by designation of it as Local Green Space. I do not consider it appropriate for it to be designated local green space.

Green space along the southern boundary of "The Site"

I am not satisfied that it is appropriate at this point in time to designate this land as local green space. It is too soon to know what local significance it may have. Moreover, the exact area may increase or otherwise alter depending on reconsideration of housing site selection. I agree with WBC that open space should be protected, subject to that reconsideration, by The Site policy.

- **Chapter 15 Heritage**

223. This chapter's objective is stated to be:

"To develop the heritage of the parish and provide an added amenity for the community.

To achieve this it will be necessary to negotiate with landowners to allow access and to provide information to the public."

224. No policies are included, instead reliance is placed on policy CS19 of the Core Strategy.

- **Chapter 16 Delivery and Monitoring**

225. This chapter does not include policies. It envisages that most of the policies in the draft NDP will be delivered as part of the planning process and recognises that

this process will determine, in large part, the success of the plan. The chapter goes on to list some of the key issues which will be considered. It notes that allocating land for development cannot make that development happen. It refers to the mechanism in Policy SDB1 to reflect the uncertainty of delivery.

- **Appendix A – Stratfield Mortimer Evidence Base**

226. The documents listed in Appendix A should be numbered. For example on page 13 there is reference to evidence base document 44 yet the list at Appendix A is not numbered. The list should also be re-checked to ensure that documents have not been omitted). For example the Historic Land Characterisation Study is not listed. In due course it will be relevant to list the 1993 and 2003 Landscape Character Assessments too. I understand that Appendix A does not include all the documents listed on the website

Miscellaneous

227. The plans/maps on pages 10, 15 (in part), 20¹³², 51, 56 and 57 (the local green spaces shown on the plan and listed in GS1 should also be numbered), are difficult to read. They should be printed at a larger scale and/or printed more clearly.

Conclusion

228. In accordance with paragraph 10 (2) (c) of Schedule 4B to the TCPA I recommend that the proposal for the NDP be refused.

Postscript

I gratefully acknowledge the courtesy, professionalism and efficiency of Ms Rachael Lancaster, then Senior Planning Officer (Policy) who acted as the coordinator between SMPC, WBC, the public and me from April – October 2016.

¹³² I bear in mind that Mr Hayter expressed his concern that the plans on page 20 incorrectly shows his driveway as a road; and that a plan at a base map scale of 1:25,000 rather than 1:10,000 would remove his concern (plan received 15.8.16). The change in scale does not of course obviate the need for the plan to be legible.

APPENDIX

Stratfield Mortimer Neighbourhood Plan Examination Document List

Submission Documents received

Ref	Document	Produced by
SM/01/01	Proposed Neighbourhood Plan	SMPC
SM/01/02	Consultation Statement	SMPC
SM/01/03	Basic Conditions Statement	SMPC
SM/02/01	SA/SEA Screening opinion & Decision letter	WBC
SM/02/02	The Council's submission checklist and assessment	WBC
SM/02/03	Map identifying the area to which the plan relates	WBC
SM/03/01	A copy of the regulation 16 consultation responses received	WBC

Additional Documents requested by Examiner 28.4.16 (received 1.6.16)

Ref	Document	Produced by
SM/04/00	Update on West Berkshire Council Housing Site Allocations DPD	WBC
SM/04/01 (a)	West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007)	WBC
SM/04/01 (b)	Secretary of State's Direction letter saving the policies	WBC
SM/04/01 (c)	West Berkshire District Local Plan 1991 – 2006 (Saved Policies 2007) Proposals Map	WBC
SM/04/02	West Berkshire Core Strategy (2012)	WBC
SM/04/03 (a)	West Berkshire Council Proposed Submission Housing Site Allocations DPD (Nov 2015)	WBC
SM/04/03 (b)	Proposed Minor Modifications to Proposed Submission Housing Site Allocations DPD (April 2016)	WBC
SM/05/01	Plan showing the location of Public rights of Way in Stratfield Mortimer	WBC
SM/05/02	Plan showing the location of 30 and 32 St John's Road	WBC

SM/05/03	West Berkshire Council comments on pre-submission Neighbourhood Plan (inc. comments made by Highways – individual comments from the Council’s Highways department can be provided if required)	WBC
SM/05/04	Details of Fairwinds and Land at Tower House planning application (15/02667/FULEXT). Update on progress and site location and site layout plans.	WBC
SM/05/05	Clearer copies of maps from pages 10, 20, 36, 37, 51, 56 & 57 of NDP	SMPC

Further documents requested June 2016 and received 13.6.16 and 24.6.16:

Ref	Document	Produced by
SM/06/01 (a), (b), (c)	Advice from Mrs Kirk (then Parish Clerk) – commentary and 2 advice notes	SMPC
SM/06/02	West Berkshire SFRA – extracts regarding Mortimer	WBC
SM/06/03	Historic Landscape Characterisation & Landscape Character Assessment – further information attached setting out what the Parish Council used	WBC
SM/06/04	Draft NDP at time of Regulation 14	WBC
SM/06/05	Berkshire SHMA, Executive summary (pages 17 – 28 of full document) and page 297	WBC
SM/06/06	Details regarding SM33 to SM36 and SM50	SMPC
SM/06/07	Details regarding St John’s School and Doctors Surgery	SMPC
SM/06/08 and/09	further details regarding SMPC site assessment work	SMPC
SM/06/10	The parish council code of conduct	SMPC
SM/06/11	Email from Mr Wingfield 15.10.14	SMPC

In addition:

Examiner’s Note re proposed public hearing issued 12th June 2016.

Mr Marsh letter received 4th August 2016.

Map proposed revisions (pp20,43) from SMPC concerning driveway off King Street received 15th August 2016.

Additional documents provided to Inspector as a result of the public hearing on 24th and 25th August 2016 received 26.8, 31.8 and 7.9.16:

Document	Submitted by
Eastern Area Planning committee report for Fairwinds and Land at Tower House (application number 15/02667/FULEXT)	WBC
Infrastructure Delivery Plan (IDP) extracts for Education and Doctors	WBC
Transport Statement and Landscape plan for planning application for Fairwinds and Land at Tower House (application number 15/02667/FULEXT)	WBC / Pro Vision on behalf of TA Fisher
Extract from Manual for Streets regarding sight lines	WBC
School Crossing Patrol survey for St John's School (Traffic survey data)	WBC (From Cllr G Bridgman)
Indicative plans for St John's Site ("The Site")	Pro Vision on behalf of TA Fisher
Updated flooding policy	Mortimer NDP
Note on Historic Landscape Character Assessments	WBC
Decision Notice and Delegated Report for Monkey Puzzle Field (application number 15/02784/OUTMAJ)	WBC
Felling Licence and TPO for Land at College Piece and letter 25.8.16 from Mr Todd	Mr Todd (Patrick Todd Chartered Surveyors)
Extracts from Newbury District Council District-Wide Landscape Assessment (1993) and Berkshire Landscape Character Assessment (2003)	WBC

In addition:

Email from SMPC dated 2.9.16 concerning consultation with North and West Reading Clinical Commissioning Group and the Newbury and District Clinical Commissioning Group received 7.9.16.

Email dated 7.9.16 from Ms Lancaster to Examiner enclosing emails from Mr Cullen, Senior Tree Officer, dated 1.7.15 and 5.9.16.

Email from Ms Miles to Ms Lancaster dated 8.9.16 and preliminary landscape analysis and photographs, received 9.9.16 and 26.9.16.

Email dated 20.9.16 Mr Lyttle to Examiner concerning preliminary landscape analysis and viability.

Email from Ms Lancaster dated 22.9.16 with Drainage engineer's response re flood policy wording.

Letter dated 28.9.16 Ms Miles (Pro Vision) to Ms Lancaster concerning viability.

Email dated 20.10.16 Mr Lyttle to Examiner responding to queries re historic landscape characterisation study.

Email dated 21.10.16 Mr Lyttle to Examiner responding to queries concerning local green spaces.

Decision Letter (reference 2/U/78) dated 4.5.1973 under the Commons Registration Act 1965 concerning the ownership of the Pound and Heath Elm Pond.

Evidence Base Documents provided

Ref	Document	Produced by
SM4	Application to designate a Neighbourhood Area – Stratfield Mortimer & Approval Letter from WBC	SMPC
SM8	Proposed Neighbourhood Plan Area West Berkshire Council	WBC
SM9	Advertisement of intent to designate	SMPC
SM10	Call for volunteers October 2013	SMPC
SM11	Steering Group Terms of Reference	SMPC
SM12	Background Statistics of Stratfield Mortimer, March 2011	SMPC
SM13	Census 2011 – Mortimer Key Data Statistics	Census
SM14	Mortimer House type map	SMPC
SM15	Mortimer Parish Map	SMPC
SM16	Mortimer Ward Profile	SMPC
SM17	Parish Boundaries map	SMPC
SM18	Stratfield Mortimer Area Map	SMPC
SM19	Stratfield Mortimer Parish Aerial Map	SMPC
SM20	Stratfield Mortimer Village Aerial Map	SMPC
SM22	Dataset for Mortimer Profile doc	SMPC
SM23	National Planning Policy Framework	DCLG
SM24 (see	West Berkshire Core Strategy (2006-2026) Development Plan	WBC

SM/04/02)	Document Adopted July 2012	
SM25	West Berkshire Council Strategic Housing Land Allocation Assessment Dec 2013 (Mortimer Extract)	WBC
SM26 (see SM25)	West Berkshire Council Strategic Housing Land Allocation Assessment Maps (Mortimer Extract)	WBC
SM27 (see SM/04/02)	Spatial Strategy The East Kennet Valley - The Vision <i>(included in Core Strategy)</i>	WBC
SM28	Housing Site Allocations DPD Preferred Options East Kennet Valley Spatial Area (Mortimer) Aug 2014 (Mortimer extract)	WBC
SM29 (see SM/03/04)	Housing Site Allocations DPD Spatial Area - East Kennet Valley November 2015 <i>(included in Proposed Submission HSA DPD)</i>	WBC
SM30	Neighbourhood Planning General Regulations 2012	Government
SM31	West Berkshire Council Statement of Consultation App A – SHLAA consultation with Parish Council (Mortimer Extract)	WBC
SM32 - 40	Summary Justification and Evidence SM33 Consultation statement – correct version received 30.6.16	SMPC
SM41	Site Design review	SMPC
SM42	Housing Needs Survey Report	CCB for SMPC
SM43	Designation of Local Green Space	SMPC
SM44	Explanation of SWOT Points	SMPC
SM45	NDP Steering Group Minutes	SMPC
SM46	Stratfield Mortimer Parish Council Minutes (extracts)	SMPC
SM47	Stratfield Mortimer Parish Council Response to Housing Site Allocations Preferred Options consultation	SMPC
SM48-49	Pre-Submission Consultation Statement	SMPC

SM51 – 52 (see SM/02/01)	SEA & HRA Screening and letter confirming decision	WBC
SM53 (see SM/04/02)	Delivering New Homes and Retaining the Housing Stock CS1 <i>(included in Core Strategy)</i>	WBC
SM54	Delivering Investment from Sustainable Development SPD. Extract on Affordable Housing	WBC
SM55 (see SM/04/02)	Affordable Housing CS6 <i>(included in Core Strategy)</i>	WBC
SM56 (see SM/04/02)	Housing type an Mix CS4 <i>(included in Core Strategy)</i>	WBC
SM57	The West Berkshire CIL Viability Study (Jan 2013)	WBC
SM58	West Berkshire Community Infrastructure Levy (CIL) Charging Schedule (April 2015)	WBC
SM59	West Berkshire Housing site Allocations DPD Housing in the Countryside Policies: Preferred Options Consultation (Sept 2014)	WBC
SM60	West Berkshire Housing site Allocations DPD SA/SEA Site Assessment forms for Mortimer (Preferred Options)	WBC
SM61 (see SM28)	Housing Site Allocations DPD Preferred Options (Mortimer Extract)	WBC
SM62	Evidence for Reserving Land for New St Johns School	SMPC
SM63 (see SM/04/02)	Design Principles CS14 <i>(included in Core Strategy)</i>	WBC
SM64	Building for Life 12 (3 rd Edition)	Design Council
SM66 - 70	Quality Design SPD (parts 1 – 5)	WBC
SM72	Stratfield Mortimer Village Design Statement 2007	SMPC
SM73	Planning and Development Briefs: A guide to better practice	DCLG

	(2007)	
SM74	Planning Practice Guidance – Design	DCLG
SM75 (see SM/04/02)	Flooding Policy CS16 <i>(included in Core Strategy)</i>	WBC
SM76	Environment Agency Surface Water Flood Map of Parish	EA
SM77	Environment Agency Surface Water Interactive Flood Map	EA
SM78 - 80	Flood Report for Stratfield Mortimer 2007	WBC
SM81	Thames Water Statement	TW
SM82	Site Access Map	SMPC
SM83 (see SM62)	Notes of meeting with WBC re. Education	SMPC
SM84 (see SM/04/02)	Rural Economy CS10 <i>(included in Core Strategy)</i>	WBC
SM86	Biodiversity Area 13 Berkshire (Berkshire LNP)	BLNP
SM87	Planning Practice Guidance - Local Green Space Designation	DCLG
SM88	Designating Local Green Space in Mortimer	SMPC

Regulation 16 – List of those making Representations (alphabetical order)

	Rep ID
Mr and Mrs Alcock	2
Berks, Bucks and Oxon Wildlife Trust	6
Mrs J Bowyer	3
Canal and River Trust	1
Englefield Estates	18
Hallam Land Management	17
Health and Safety Executive	4
Historic England	7
Mr P Marsh	16
National Grid	5
Mr D Smith	8
TA Fisher and Sons	15
Thames Water	14
Mr P Todd	9
WBC Education (Property)	10
WBC Transport Services	11
Wiltshire Council	12
Wokingham Council	13

Stratfield Mortimer Neighbourhood Plan Examination Public Hearing

24th and 25th August 2016

Attendees 24th August

Name	Organisation
Danusia Morsley	Mortimer NDP
Pat Wingfield	Mortimer NDP
Tennant Barber	Mortimer NDP
Rachael Lancaster	WBC
Bryan Lyttle	WBC
Arlene Kersley	Community Council for Berkshire (CCB)
Graham Bridgman	WBC member for Mortimer
John Bagshaw	
Geoff Mayes	Beech Hill Parish Council
Martin Small	Historic England
Edward Crookes	Englefield Estate
Patrick Todd	Mowbray Will Trust
Julian Pacey	TA Fisher
Katherine Miles	Pro Vision (on behalf of TA Fisher)
Martin Goodman	
Tom Rice	Barton Willmore (on behalf of Hallam Land Management)
Emma Betteridge	Basingstoke and Deane BC
Robyn Kelly	Basingstoke and Deane BC
Royce Longton	
Steve Pickles	West Waddy ADP (on behalf of Englefield Estate)
Andrew Clark	
Stuart Whitaker	
Hugh Peacocke	Newbury Town Council
Laila Bassett	WBC
Caroline Peddie	WBC
Paula Amorelli	WBC
Neil Kiley	Stratfield Mortimer Parish Council

Attendees 25th August

Name	Organisation
Danusia Morsley	Mortimer NDP

Pat Wingfield	Mortimer NDP
Tennant Barber	Mortimer NDP
Rachael Lancaster	WBC
Caroline Peddie	WBC
Steve Pickles	West Waddy ADP (on behalf of Englefield Estate)
Graham Bridgman	WBC member for Mortimer
Geoff Mayes	Beech Hill Parish Council
Martin Goodwin	

Attendees on Site Visit (25th August)

Name	Organisation
Pat Wingfield	Mortimer NDP
Tennant Barber	Mortimer NDP
Rachael Lancaster	WBC
Graham Bridgman	WBC member for Mortimer
Steven Smallman	Pro Vision (on behalf of TA Fisher)
Steve Pickles	West Waddy ADP (on behalf of Englefield Estate)
Martin Goodwin	
Neil Kiley	Stratfield Mortimer Parish Council

Schedule of modifications to the Stratfield Mortimer Neighbourhood Plan

Ref	Page/Chapter/ Paragraph number	Modification	Justification	Examiner report paragraph
M1	Pg. 1	<i>Change date:</i> February 2016 Modifications December 2016	Update date to current date	
M2	Pg 6, 1 st paragraph	<i>Modification to text:</i> This Neighbourhood Development Plan (NDP) covers the whole of the parish of Stratfield Mortimer and contains policies that are in general conformance conformity with the strategic policies of the development plan, namely all the policies of West Berkshire Council's (WBC) Core Strategy; have regard to National (NPPF) policies policy and guidelines guidance (NGPG) and are appropriate. West Berkshire Council's (WBC) Core Strategy. The period covered by the plan is from now until 2026.	Examiner modification	156
M3	Pg. 6, 4 th paragraph	<i>Delete paragraph:</i> It is emphasised that the NDP policies are in general conformity with the National Planning Policy Framework and Guidelines and the West Berkshire Core Strategy.	Examiner modification	156
M4	Pg. 8, 7 th Paragraph	<i>Modification to text:</i> All of these requirements have been developed for the allocated site in The Site Design Brief. Site Design Briefs and Development Applications, Proposals and Plans for any future development will conform to all the policies in the Plan in their totality accord with the policies of the Plan as a whole.	Examiner modification	157
M5	Pg. 9, 2 nd paragraph	<i>Modification to text:</i> There is also an emphasis on retaining and improving the biodiversity of the area by requiring new developments to provide green spaces and green routes along with other wildlife friendly features. The protection of existing green spaces by designating a number of spaces including the Fairground and , the Alfred Palmer Memorial Field and the southernmost part of the allocated development site as local green spaces is also included.	Examiner modification	157

M6	Pg 10, 1802 map	Map enlarged	Examiner modification	158
M7	Pg 18, section 6.1 & NDP1	<p><i>Delete text:</i> 6.1 Future NDP Developments.</p> <p>The policies in this Plan have been developed to deliver the Vision of Mortimer (see page 16). Inevitably they reflect the vision and development demands at a particular moment in time. Circumstances will change, new requirements will emerge. Some will be relatively small and will be adequately covered by the policies that have been developed. Others will involve material and significant changes to the policies and/or development demands, residential and commercial, in particular (but not only) those outside the settlement boundary. In the spirit of localism encouraging local people to produce their own distinctive neighbourhood plans on an on-going basis, which reflect the needs and priorities of the community, this Plan includes a policy, NDP1, to ensure such changes are based on a community consultation as has been this NDP. This might be undertaken either through a review or a partial review of the NDP followed by either an update of the plan or a new plan.</p> <p>It is inappropriate to define a 'significant' change as this will depend on what is required, where, for what purpose and the immediate or future impact on the parish. The decision as to whether a change is 'significant' will be determined by Stratfield Mortimer Parish Council. Any change to a policy other than for the purpose of clarification or to make compliant with changes to NPPF or local authority policies, alteration to the settlement boundary or a development greater than 10 new homes, will be designated 'significant'.</p> <p>NDP1 – Any future policy development or significant development which affects the parish will be subject to an update of this NDP involving community consultation.</p>	Examiner modification	164
M8	Policy RS3, 4, 5	<i>Add full stop to end of each policy</i>	Examiner modification	175 (i)
M9	Policy RS5 (pg. 19)	<p><i>Modification to text:</i></p> <p>RS5 Housing development in the plan period will be enabled by utilising the Land to the South of St John's Church of England Infant School (shown on Map 2 - Site Allocated page 20), WBC SHLAA site reference MOR006, henceforth in this Plan referred to as The Site for the provision of up to 110 homes. Access to, and t The</p>	Examiner modification	172 (ii) & (iii)

		<p>layout of; the development, including internal highways, be designed so as to provide safe and suitable access for all people. proposed site allocation will need to take account of Manual for Streets, or any West Berkshire Council highway design guidance if more up-to-date at the time;</p> <ul style="list-style-type: none"> • Provide safe and suitable access for all people • Accord with Policies CS13 and CS14 of the Core Strategy and Quality Design SPD. 		
M10	Policy RS6 (pg.19)	<p><i>Modification to text:</i></p> <p>Residential developments on windfall sites within the MSB will be supported as long as they are well-designed and meet all the relevant requirements set out in the totality of this Plan. comply with the policies of this Plan.</p>	Examiner modification	172 (iv)
M11	Map 1 (pg. 20)	<p><i>Updated Map:</i></p> <p>Base mapping updated and map shown at A4 size</p>	Examiner modification	172 (v)
M12	Map 2 (pg. 20)	<p><i>Updated Map:</i></p> <p>Base mapping updated and map show at A4 size</p>	Examiner modification	172 (v)
M13	Pg. 21, 1 st paragraph	<p><i>Modification to text:</i></p> <p>The submitted draft West Berkshire Housing Site Allocation DPD (paragraph 2.38) requires 110 houses to be located in Mortimer. The DPD goes on to state that these will be identified through the Neighbourhood Development Plan (NDP) for Stratfield Mortimer in general conformity with the policies of the Core Strategy, and that the NDP will also include a review of the settlement boundary of Mortimer. These requirements are satisfied through the residential policies RS1 and RS5.</p>	Examiner modification	172 (vi)
M14	Pg. 21, 2 nd paragraph	<p><i>Modification to text:</i></p> <p>Policy RS1 establishes the key spatial priority for Mortimer, within which context all its other policies are based and defines a Mortimer Settlement Boundary (MSB). Essentially it directs all development in the plan period to minimise the extension of the existing Settlement Boundary of the village of Mortimer that lies at the heart of the Parish and serves the wider rural area which will remain open countryside. It defines the MSB as the furthest extent of development planned for the period to 2026. The extension of the present (2015) Settlement Policy Boundary to form the</p>	Examiner modification	172 (vii)

		MSB has been drawn tightly into the allocated development for the provision of up to 110 new homes.		
M15	Pg. 21, 4 th paragraph	<p><i>Modification to text:</i></p> <p>To retain the village feel it is felt that any extension of the Settlement Boundary should be restricted so as to retain, as far as possible, the existing size of the village. Any development should also be as close to the village centre as possible so as to sustain shops and services aid sustainability and to promote/retain the village lifestyle of being able to easily walk to essential services such as Doctors, shops and Post Office. These concepts were supported by a substantial majority of respondents.</p>	Examiner modification	172 (viii)
M16	Policy HD2 (pg. 23)	<p><i>Modification to text:</i></p> <p>HD2 Stratfield Mortimer will seek a mix of home types of approximately 40% 1 or 2 bed dwellings split between apartments and houses, 20% 2 and 3 bedroom bungalows and the remainder being 3 and 4 bed houses. Identified local need and the site specifics and the character of the surrounding area, funding and the economics of provision will be taken into consideration.</p>	Examiner modification	176
M17	Pg. 24 final paragraph	<p><i>Modification to text:</i></p> <p>The starting point for the tenure split for affordable homes is West Berkshire's policy CS6, 70% social rented and 30% intermediate affordable units. Local opinion favours equity-based tenures. Current reporting in national media suggests that government thinking has a preference for ownership while recognising the need for affordable rented housing. However the housing survey points to the fact that despite the high level of aspiration for ownership or shared ownership there is little evidence of sufficient savings or earnings to make that a possibility. The Parish Council will work with West Berkshire Council to determine the split of tenures at planning application stage, to take into account local, identified requirements, any changes in government or West Berkshire policy and the economics of providing starter homes at a price that can be afforded.</p>	Examiner modification	179
M18	Pg. 25, 2 nd paragraph	<p><i>Modification to text:</i></p> <p>The housing needs survey identified that here is a potential requirement for a rural exception site of up to 12 homes. This is an attractive idea but at the time of writing</p>	Examiner modification	181

		a suitable site <u>has</u> not been identified. However a project is included to investigate this option. Similarly a self-build option was suggested, as for an exception site, a suitable site has not been identified but is included as a project.		
M19	Policy GD3 sub points 2 and 3 (pg. 26)	<p><i>Modification to text:</i></p> <ul style="list-style-type: none"> rain falling on saturated ground or dry compacted ground (<u>100% runoff</u>) a peak intensity rainfall over a 30 minute period of 20mm within the standard 6 hour period <u>critical event duration</u>¹ the higher of either the rainfall assumptions in the standard calculations or the maximum rainfall recorded <u>at the closest approved weather station to Stratfield Mortimer</u> in West Berkshire over the last 20 years with an allowance of +30% for climate change. <p>¹As referred to in “<u>Delivering Benefits through Evidence: Rainfall Runoff Management for Developments Report</u>” – SC03219. Environment Agency – October 2013: ISBN 978-1-84911-309-0 (https://www.gov.uk/government/publications/rainfall-runoff-management-for-developments)</p>	Examiner modification	188
M20	Pg. 32, 2 nd paragraph	<p><i>Modification to text:</i></p> <p>The calculations for determining flood risk require that climate change shall be taken into account. <u>In addition to the high volume of rainfall over a long period</u>, Recent events demonstrate that storms causing severe flooding are in part because they fall on saturated ground and in the case of the Mortimer 2007 floods exacerbated by intense rainfall for a short period. To allow for these climate change induced storms in addition to the standard storm assumptions the developer shall consider the management of surface water flooding based on the higher of either:</p> <p>(i) maximum recorded rainfall over a 6 hour period <u>critical event duration</u>² <u>at the nearest recognised official weather station to Mortimer</u> in Berkshire in the last 20 years + 30%; or</p> <p>(ii) the rainfall in the standard calculations + 30%, falling on saturated or compacted ground and within the 6 hour period <u>and within the critical event duration</u> a short intense period of rainfall of 20mm in 30 minutes.</p> <p>²As referred to in “<u>Delivering Benefits through Evidence: Rainfall Runoff</u></p>	Examiner modification	189

		Management for Developments Report” – SC03219. Environment Agency – October 2013: ISBN 978-1-84911-309-0 (https://www.gov.uk/government/publications/rainfall-runoff-management-for-developments)		
M21	SDB1, point 1 (pg. 35)	<i>Modification to text:</i> The Site must provide <u>up to</u> 110 dwellings, <u>subject to the outcome of technical studies.</u>	Examiner modification	195
M22	SDB1, point 2 (pg. 35)	<i>Modification to text:</i> The <u>S</u> site shall be allocated for a period of 5 years from the formal adoption date of this NDP. If, at the end of this period, outline planning permission has not been obtained for the development required by policy SDB1 a review of the allocation shall be carried out via a review or partial review of the NDP. In addition, if within <u>the same</u> 5 year period outline planning permission for the development has been obtained, but no progress has been made to secure the relocation of St John’s Infant School or the doctor’s surgery, a review of that part of the allocation shall be undertaken through a review or a partial review of the NDP.	Examiner modification	196
M23	SDB4, point 5, 6, 7 (pg. 38)	<i>Modification to text:</i> <ul style="list-style-type: none"> • The provision of a landscape buffer to the Eastern boundary of the site is to be provided to shield the existing dwellings from the development but still allow open vistas to the further views; this should exceed 20m in depth • The landscaping to the Eastern boundary should be designed to shield the existing dwellings from the development but still allow open vistas to the further views. • <u>The landscaping to the Eastern and Western boundaries should be designed to shield the existing dwellings from the development but still allow open vistas to the further views.</u> 	Examiner modification	200
M24	C3 (pg. 41)	Delete wording: All developments will adhere to all policies in total in the Plan and will not add to the urbanisation of Mortimer – perceived or real	Examiner modification	204
M25	C4, final point (pg. 41)	Add full stop to end of point 3	Missing full stop – consistency	
M26	C5, point 3	Add full stop to end of point 3	Missing full stop	

	(pg. 41)		- consistency	
M27	C6, final point (pg. 42)	<i>Add full stop to end of point 4</i>	Examiner modification	205
M28	C7 (pg. 42)	<i>Add full stops to end of each point</i>	Examiner modification	205
M29	C7 point 4, sub point 2 (pg. 42)	<p><i>Modification to text:</i></p> <p>the character (visual, use, feel) and the distinctive views of the surrounding countryside having regard to the in particular in areas identified in the West Berkshire Landscape Character Assessments*, and in particular areas identified in the Historic Landscape Characterisation Study assessment as having 'High' or 'Medium-High' sensitivity,</p> <p>*the Newbury District-Wide Landscape Assessment (1993) and the Berkshire Landscape Character Assessment (2003)</p>	Examiner modification	206
M30	Map 3, pg, 43	<p><i>Updated map:</i></p> <p>Base mapping updated and map shown at A4 size</p>	Examiner modification	227
M31	Pg. 44, 4 th paragraph	<p><i>Modification to text:</i></p> <p>The creation of new employment opportunities for up to 10 people is considered most...</p>	Examiner modification	207
M32	Pg. 44, 5 th paragraph	<p><i>Modification to text:</i></p> <p>The conversion and reuse of farm buildings is widely supported and this Plan seeks to enable appropriate farm diversification. However, re-use of rural buildings for residential purposes would not normally be supported.</p>	Examiner modification	208
M33	Pg. 45, 4 th paragraph	<p><i>Modification to text:</i></p> <p>The screening of new or redesigned businesses by vegetation will not normally be sufficient. Such enterprises must have well-designed premises that are suitably located and of appropriate scale, form and high quality design, having regard to the Landscape Character Assessments* in particular in areas identified in the Historic Landscape Characterisation Study West Berkshire Landscape Character Assessment as having 'high' or 'medium-high' landscape sensitivity. The location,</p>	Examiner modification	209

		scale and nature of the business must pay due regard to the visual amenity, road network, residential amenity and the rural nature of the parish. The assessment of impact shall take into account potential cumulative impact of possible further development on the urbanisation of the countryside and public amenity value. *the Newbury District-Wide Landscape Assessment (1993) and the Berkshire Landscape Character Assessment (2003)		
M34	IS2 (pg. 47)	<i>Modification to text:</i> The potential infrastructural enhancements, listed under projects (at paragraph 12.4 below), will be pursued within the limits of budget and resources available with the priorities determined by Stratfield Mortimer Parish Council.	Examiner modification	213
	Map 4, pg. 51	<i>Update map:</i> Base mapping updated and map shown at A4 size	Examiner modification	227
M35	GS1 (pg. 55)	<i>Modification to text:</i> Designate the following as Local Green Spaces: 1. The Fairground, the Pound and Heath Elm Pond (pond outside the fence) and 1.2. War Memorial island 2.3. The Alfred Palmer Memorial Field 3.4. Foudry Brook - the watercourse and footpath and 10m strip either side from St. Mary's Church SW to the parish boundary 4. Summerlug Common 5. Windmill Common 6. Brewery Common 7. Bronze Age Barrows and surrounding land (Holden's Firs) 8. The green space along the southern side of The Site	Examiner modification	221 & 222
M36	Map 5/6, pg. 56/57	<i>Updated maps:</i> Base mapping updated and map shown at A4 size, site numbers added.	Examiner modification	227
M37	Appendix A (pg. 63)	Updated list of evidence base documents	Examiner modification	226

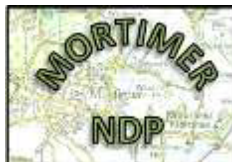
STRATFIELD MORTIMER PARISH COUNCIL

LANDSCAPE CAPACITY ASSESSMENT OF POTENTIAL HOUSING SITES AT STRATFIELD MORTIMER

REPORT

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I. INTRODUCTION

I.1 The Stratfield Mortimer Neighbourhood Development Plan (NDP) went to Examination in August 2016. The Examiner's Report was received on 25 October 2016 where he came to the conclusion that the NDP should not progress to referendum.

I.2 In that Report the Examiner concluded in his Summary of Main Findings:

Whilst the draft NDP is in general conformity with the strategic policies of the development plan, I find that potential landscape and visual impacts have not been considered properly when promoting The Site (the land to the south of St John's Infants School) for development. Having regard to national policy, which gives importance to environmental as well as to economic and social considerations, I am not satisfied that the making of the NDP is appropriate nor that it would as a whole contribute to the achievement of sustainable development. My recommendation must therefore be that the proposal to make the NDP be refused.

I.3 The Examiner goes on to set out in great detail the reasons for his conclusions in paragraphs 68 to 126, 145 to 152, 198 to 200. In response the Parish Council has taken the Examiner's reasons for refusing the draft NDP forward and seeks to meet the requirement for further landscape and visual review of a number of sites at Stratfield Mortimer.

I.4 Kirkham Landscape Planning Ltd was commissioned in January 2017 by West Berkshire Council, on behalf of Stratfield Mortimer Parish Council, to undertake an independent landscape capacity assessment of five sites at Stratfield Mortimer:

- MOR001: Land at Kiln Lane (also known as Monkey Puzzle Field)
- MOR005: Land adjoining West End Road
- MOR006: Land to the south of St John's C of E school, Victoria Road
- MOR008: Land at north east corner of Spring Lane
- MOR009: Land north of Windmill Road and west of Brewery Common

I.5 Sites MOR001 to MOR008 were considered by the Examiner in his Report. West Berkshire Council has also included MOR009 in this Study following a request through the NDP process to amend the settlement boundary in this area.

I.6 This Report has been prepared in accordance with the landscape capacity methodology employed for a series of landscape capacity studies for West Berkshire Council between 2011 and 2015 to inform the West Berkshire Local Plan. The methodology was developed in collaboration between KLPL and the Council based on best practice at the time. The Stratfield Mortimer Landscape Capacity Assessment follows the same methodology to ensure continuity in the landscape and visual assessment of potential housing allocations in the District.

I.7 The Study does not include a new or more detailed local landscape character assessment of the whole of Stratfield Mortimer and its landscape setting. The landscape character areas and types in the Berkshire Landscape Character Assessment 2003 (BLCA) and Newbury District Landscape Character Assessment 1992 (NDLCA) were therefore used to identify the key characteristics and valued attributes of the landscape around

Stratfield Mortimer as requested by the Examiner. However it was evident that in order to undertake an assessment of the comparative sensitivity and landscape capacity of the five sites, a more detailed assessment of each of the sites was undertaken to a consistent approach. It was noted that there has not been a material change to the landscape character of MOR001 to MOR009 since the BLCA and NDLCA were undertaken. New development in the village since 1992 similarly has not affected the key landscape and visual characteristics of these sites.

- I.8 The Landscape Capacity Assessment does not assess a particular development proposal and does not undertake detailed assessments as would be required for a Landscape and Visual impact Assessment in accordance with The Guidelines of Landscape and Visual Impact Assessment Edition 3 2013 published by the Landscape Institute (GLVIA3). Each of the sites, and the principal viewpoints to the sites, were visited. The following Reports for each site at Stratfield Mortimer identify the key features of each site and the impact on those features of any potential development on the site. In those cases where it is considered that the site, or part thereof, has some capacity for housing development, recommendations are set out to guide the provision of green infrastructure and to conserve and enhance landscape and visual attributes.
- I.9 The Landscape Capacity Assessment was carried out in mid-winter with the minimum of leaf coverage on a clear sunny day, with some mist but this did not affect the ability to appreciate long distance views. It is expected that visibility will be much reduced in summer where there is a dense wooded setting to the sites.
- I.10 The recommendations within the Study are designed to guide the landscape capacity of the site and landscape capacity for the village to accommodate new housing sites. It will identify key aspects of any Green Infrastructure which should accompany any future development proposals and the most appropriate location in landscape terms for a point of access. Any development proposals for these sites would still be required to be accompanied by comprehensive Landscape and Visual Assessments in accordance with GLVIA3 and appropriate landscape mitigation.
- I.11 The final suitability of any of the sites should be based on a review of all sustainability issues to which the landscape capacity forms part of the evidence base.

2. OVERVIEW OF EXISTING LANDSCAPE CHARACTER

- 2.1 The Examiner was particularly concerned that the NDP had not had regard to the relevant landscape character assessments in the BLCA and NDLCAs. The whole of Stratfield Mortimer and its hinterland lie within BLCA landscape type H: Woodland and Heathland mosaic and landscape character area H4: Burghfield. The village and its hinterland are split within the more detailed NDLCAs into two landscape character types: LCT13: Gravel Plateau Woodlands with Pasture and Heaths which covers the village, its plateau and land to the west and north; and LCT14: Plateau Edge Transitional Matrix which covers the open land to the south and east. The following tables set out the key characteristics and guidance for each of the relevant landscape character types and areas. These identify the valued landscape features and those features and characteristics which should be conserved and enhanced.

BERKSHIRE LANDSCAPE CHARACTER ASSESSMENT 2003
<p>Key landscape characteristics and guidelines for BLCA LCT H and LCA H4 (all sites)</p> <ul style="list-style-type: none"> • Lowland landscape • Large scale inter-linked woodland blocks • Undulating topography • Large scale pastoral and arable fields • Varied landcover mosaic • Presence of streams and ponds • Seek to conserve and restore areas of pastureland • Ensure woodland planting follows the existing pattern of wooded ridges and inter-connected valleys • Conserve and strengthen existing boundaries including characteristic wooded boundaries and boundary hedgerows • Conserve the rural character of the lanes
<p>Key visual characteristics and guidelines for BLCA LCT H and LCA H4 (all sites)</p> <ul style="list-style-type: none"> • Prominent and visually sensitive wooded ridge tops
<p>Key settlement characteristics and guidelines for BLCA LCT H and LCA H4 (all sites)</p> <ul style="list-style-type: none"> • Small traditional villages and dense settlement pattern • Winding rural and sunken lanes largely free from development • Woodland structure helps to integrate built form into the landscape • Distinctiveness of the settlements • Positive management of land on the fringes of settlement is required
<p>Landscape Strategy: Conserve and where necessary restore the wooded landscape with small scale mosaic of pasture, arable farmland and woodland</p>

NEWBURY DISTRICT LANDSCAPE CHARACTER ASSESSMENT 1992: LCT13

Key landscape characteristics and guidelines for NDLC A LCT13 (MOR005; north part of MOR006; MOR008; MOR009)

- Flat to undulating plateau
- Incised valleys with streams
- Complex pattern of woodland, pastures, paddocks
- Important woodland habitats
- Encourage planting of new broadleaved woodlands and protect woodlands from piecemeal housing development
- Encourage positive hedgerow management and plant new hedges and hedgerow trees
- Protect species rich pasture
- Improve environmental and visual quality of horse paddocks
- Maintain tree cover and include native planting

Key visual characteristics and guidelines for NDLC A LCT13 (MOR005; north part of MOR006; MOR008; MOR009)

- Visually important ridges with characteristic woodland cover

Key settlement characteristics and guidelines for NDLC A LCT13 (MOR005; north part of MOR006; MOR008; MOR009)

- Linear settlements within wooded areas and some sub-urban areas
- More nucleated pattern at Mortimer
- Large private houses
- Road pattern of dominant straight ridge top roads and complex winding lanes and bridleway networks
- Maintain edge buffers to settlements
- Prevent piecemeal erosion of pasture and woodland fringes by built development
- Small scale developments may be permitted if carefully integrated with the land use
- Siting and detailing should reverse incipient suburbanisation of the area

Landscape Strategy: Conservation and enhancement

NEWBURY DISTRICT LANDSCAPE CHARACTER ASSESSMENT 1992: LCT14

Key landscape characteristics and guidelines for NDLC A LCT14 (MOR001; south part of MOR006)

- Small to medium scale as a transition from the Plateau woodlands to lower open farmland
- Woodland, pasture and arable land
- Concave and confused hummocky upper slopes
- Small streams and springs at the base of dry slopes
- Quite dense woodland on upper slopes close to plateau woodlands
- Poor pasture often on upper slopes. More extensive pasture on rounded clay areas
- Encourage native broadleaved planting
- Protect existing hedgerows and encourage new hedgerow tree planting
- Conserve and protect permanent pasture
- Protect banks and verges

Key visual characteristics and guidelines for NDLC A LCT14 (MOR001; south part of MOR006)

- Horse paddocks increasingly visually dominate pasture area
- Visual quality of the mixture of woodlands, pasture and open farmland







Key settlement characteristics and guidelines for NDLC A LCT14 (MOR001; south part of MOR006)

- Clustered farmsteads and small villages
- Few lanes traverse the slopes except where gentler slopes allow
- Extensive footpaths and bridleways linking settlements
- Conserve characteristic winding lanes
- Large scale development would be undesirable
- Small scale development should be carefully integrated into the existing land use pattern

Landscape Strategy: Conservation

Settlement Stratfield Mortimer	
Berkshire Landscape Character Assessment LCT H: Woodland and Heathland Mosaic – H5: Burghfield	
Newbury District Landscape Character Assessment	LCT13: Gravel Plateau Woodlands with Pasture and Heaths (MOR005; MOR006 (part); MOR008 and MOR009)
	LCT14: Plateau Edge Transitional Matrix (MOR001 and MOR006 (part))
Date of site survey	18 January 2017
Surveyor	Bettina Kirkham

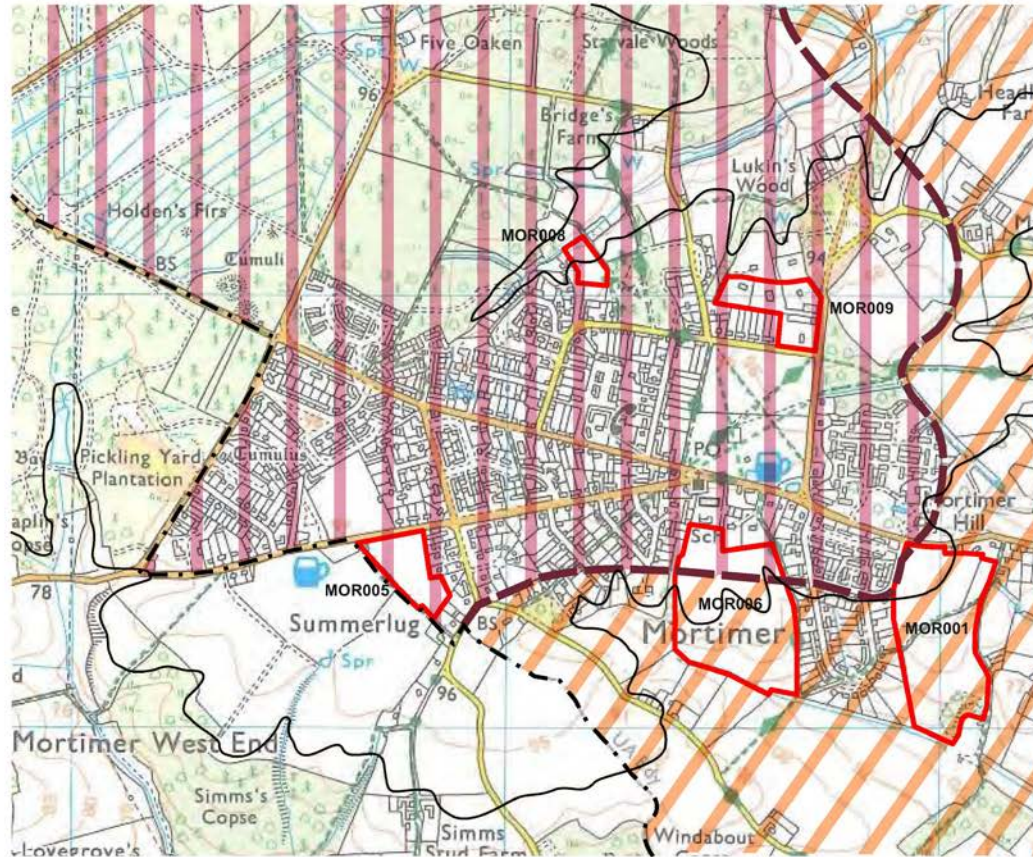
Figure BK1:
Potential Housing Sites

-  Sites Assessed
-  West Berkshire Boundary
-  Boundary of NDLCAs 13 & 14
-  14: Plateau Edge Transition
-  13: Gravel Plateau Woodlands
-  90m AOD contour line

Revision	Date	By	Notes

Purpose of issue: Appeal Hearing
Project: Stratfield Mortimer, West Berkshire
Drawing title: Potential Housing Sites
Drawing no: BK1
Drawn by: DB
Checked by: BK

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Figure MOR.1: Stratfield Mortimer potential housing sites showing landscape character areas

Summary of the key characteristics of the settlement and landscape constraints on the extent and location of development



- 2.2 The potential housing sites in Mortimer all lie on the edge of the village. No more detailed landscape assessment studies have been undertaken of the settlement hinterland to date. However as the Examiner noted, the NDLCAs were carried out in sufficient detail to recognise local variations in character and subtle changes within the landscape. This is borne out by the additional settlement appraisals carried out in NDLCAs which included Mortimer (Map 39) which identifies detailed landscape and visual features around the village.
- 2.3 The main village of Mortimer is a nucleated plateau settlement located on the eastern end of a ridge lying above 90m AOD. There is little exception to this, except in the area of housing at The Avenue which drops down south facing slopes to the 70m AOD contour and the line of a stream to the south of the village. This ridge top settlement pattern contributes to the distinctive character of the settlement and its relationship with the surrounding landscape.
- 2.4 The village and its hinterland lie within the two district landscape character areas LCT13 and LCT14 summarised in detail in Section 2. These two areas are closely related, with LCT13 covering the plateau and LCT 14 the slopes descending from LCT13. Variations in the landscape of these two areas are marked around Mortimer with LCT13 covering not only the higher flatter ground but also the much more heavily wooded landscape with straight roads and small fields under pasture. In contrast LCT14, in this location, is much more open, dominated by arable fields with woodland blocks and winding narrow lanes reflecting the more varied topography. Views within LCT13 are contained by the woodland cover and dense hedgerows whilst LCT 14 is more open with extensive views southwards to the wider open countryside from elevated locations. The Examiner drew attention to a summary description of LCT 14:
- This is one of the most interesting and varied of the District's landscape character area. The mixture of woodlands, pasture and open farmland includes some of the most delightful countryside ... it is generally easily accessible on foot. ... This is a visually and environmentally important landscape type, and further development for residential use is already spoiling parts of it.*
- 2.5 Overall the landscape character of LCT 14 is therefore considered to be higher value. However within this general pattern, there is local variation as described in the following Reports.
- 2.6 The NDP referred to the West Berkshire Historic Landscape Character Assessment and the Historic Landscape Characterisation (HLC) Sensitivity Map. This information was used to inform the NDP's site selection process and has been included into this assessment.

Sources:

- Berkshire Landscape Character Assessment 2003 (BLCA)
- Newbury District Landscape Character Assessment 1993 (NDLCA)
- Historic Landscape Characterisation (HLC)

A. Assessment of Potential Housing Site: MOR001 Land at Kiln Lane (also known as Monkey Puzzle Field)

Figure MOR001.1:
MOR001 Site and viewpoint locations

-  Site boundary
-  Viewpoints



Revision	Date	By	Notes

Purpose of issue: Appeal Hearing
Project: Stratfield Mortimer, West Berkshire
Drawing title: MOR001 Site and viewpoint locations
Drawing no.: MOR001.1
Drawn by: DB
Checked by: BK

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Figure MOR001.1: Site and viewpoint locations

PHOTOGRAPHS



Viewpoint 1: View of the northern parcel as seen from The Avenue near the north-west corner of the site - looking east to trees along Kiln Lane



Viewpoint 2: View of the northern parcel from The Street looking along the northern boundary of the site - approaching from the east up the hill



Viewpoint 3: View of the southern parcel from Kiln Lane looking west to the trees along the boundaries of rear gardens in The Avenue and to the open countryside beyond



Viewpoint 4: View of the southern parcel from the footpath across the site looking south to woodland and open countryside beyond the site



Viewpoint 5: View of the northern parcel from the footpath across the site looking north to the boundary with the tree lined The Avenue



Viewpoint 6: View from the footpath of the small area of woodland between the two parcels

Site description

Site MOR001 is a large area of land to the east of the village. To the north lies an open area of small fields and open grounds under pasture with woodland and a deep woodland edge to The Street. The more recent development at Strawberry Fields lies to the west of this area. To the east the landscape falls away through an open countryside of medium sized fields with tree lined boundaries to the hamlet of Stratfield Mortimer which is characterised by traditional ribbon development. To the south lies an open landscape of arable fields and woodland blocks on the undulating landform. To the west lies a large housing area at The Avenue which drops down south facing slopes to the 70m AOD contour.

Site MOR001 forms two separate parcels of land, divided by a public right of way which runs between two hedgerows with hedgerow trees which separate the two parts. The footpath also runs through a further small triangular area lies in the west of the site. There is very little intervisibility between these separate parts of MOR001.

The northern parcel is under pasture and is grazed by horses. The north-west area of this part lies above the 90m AOD contour from where the land drops to the south-east to 85m AOD. The boundary to the north is defined by a dense mature hedgerow along The Street which prevents views into the site in the eastern approach to the village. The western boundary is defined by a post and rail fence and line of trees in a grass verge; and by tree cover along the rear garden boundaries. The southern boundary is well defined by the vegetation and footpath across the site which largely prevents views to the wider landscape. The eastern boundary is defined by mature tree planting along Kiln Lane.

The southern parcel is in arable use. It lies between 85m AOD and 70m AOD descending to the stream south of the village. This area is much more open with views out the wider landscape to the south. The northern boundary is the aforementioned footpath and its vegetation. The western boundary is a line of trees which form the rear boundaries to properties in The Avenue. The rear gardens here are very long, varying between 20m and 130m from the houses, so that even in winter the houses are not evident from the site or the footpath along the eastern boundary. The southern boundary is a short section of mature hedgerow along the stream and a dense woodland belt around two properties on the end of Kiln Lane. These two isolated properties are set down into the landform and with the woodland cover are largely well screened even in winter. The eastern boundary is defined by mature hedgerow with trees along Kiln Lane which is also a public footpath. A couple of isolated dwellings lie east of the Lane.

The small wooded triangle in the west straddles a small stream flowing south. The land slopes down to the watercourse. This woodland reinforces the landscape buffer to the Avenue.

Site MOR001 lies within an area of *high* HLC sensitivity comprising pre 18C irregular fields.

Relationship with adjacent settlement

- The higher ground above 90m AOD in the north-west of the site lies next to houses off The Avenue
- The remainder of the site is separated from housing in Mortimer by long gardens and robust tree belts
- Built form to the east of the site is isolated from the village and has a strong rural setting
- The site mirrors the extent of housing down the hillside in The Avenue to the west

Relationship with adjacent wider countryside

- The site lies within LCT 14
- Site is typical of the mix of pasture and arable land in this area
- Typical plateau and undulating topography
- Southern parcel is contiguous with the wider landscape to the south
- Forms the open landscape setting to Kiln Lane
- The site is largely contained by trees and hedgerows which are typical of the open countryside

Impact on key landscape characteristics

- Loss of pasture – a valued feature of the landscape character
- Loss of open arable land forming part of the wider open countryside and the distinctive landscape setting to Mortimer
- Loss of open rural character of the winding Kiln Lane (a valued feature of the landscape)
- Development of the two parcels would result in erosion of the landscape integrity of the central footpath and wooded triangle
- Access would require a gap in the tree line to either The Street or The Avenue
- Impact on area of high HLC sensitivity

Impact on key visual characteristics

- Visual impact on two public footpaths which are currently rural in character
- Loss of open views to open countryside to the south from these footpaths
- Development of the two parcels would result in the loss of containment to the northern parcel
- Potential visual impact on views from Drury Lane and the wider landscape to the south

Impact on key settlement characteristics



- Development below 90m AOD would be out of keeping with the dominant and distinctive settlement character
- The scale of development would not be compatible with the guidance for this area

Recommendations

None of this site would be suitable for housing. Despite the fact that the existing development in The Avenue to the west extends down the hillside to a similar extent, this is not a suitable model for future development if the distinctive character of the settlement pattern and the valued attributes of the open rural landscape character are to be conserved. The only part of the site that relates well in any way to the settlement pattern is the most north-westerly corner above 90m AOD but to develop this would adversely affect the area of pasture, a valued feature of this landscape. The northern parcel is better contained, both visually and physically, but this does not outweigh the harm to the landscape character and views from the adjoining rural footpaths.

B. Assessment of Potential Housing Site: MOR005 Land adjoining West End Road

Figure MOR005.1:
MOR005 Site and viewpoint locations

-  Site boundary
-  Viewpoints



Revision	Date	By	Notes

Purpose of issue: Appeal Hearing
Project: Stratfield Mortimer, West Berkshire
Drawing title: MOR005 Site and viewpoint locations
Drawing no.: MOR005.1
Drawn by: DB
Checked by: BK

 KirkhamLandscapePlanning



Figure MOR005.1: Site and viewpoint locations

PHOTOGRAPHS



Viewpoint 1: View of the northern boundary of the site from West End Road from adjacent to the recreation ground



Viewpoint 2: From the public footpath along the western boundary near to Wood End Road looking south over the site to houses on Turks Lane and Drury Lane



Viewpoint 3: View from half way down the public footpath looking over the site northwards to West End road and houses on Drury Lane



Viewpoint 4: View from same location looking south across the southern part of the site to houses on Turks Lane

Site description

Site MOR005 is situated on the western edge of the village. To the east and north-east lies modern housing. To the west lies the open arable fields and woodland blocks within Hampshire. To the north lies the recreation ground on Wood End Road which is itself enclosed by housing to the west and east.

Site MOR005 is a medium sized field under arable use. The northern boundary is defined by a mature hedgerow with trees which runs along the southern boundary of West End Road. The western boundary is defined by a further mature hedgerow which runs west of a public footpath down the side of the site, leading off West End Road. There is a short gap in this hedgerow which allows open views to the fields to the west. To the south the boundary is defined by the tree line along the rear garden boundaries to houses on Turks Lane. To the east the rear gardens of houses on Drury Lane are defined by hedges and more intermittent trees. The housing around the site is clearly visible through boundary vegetation.

The site has a built form context due to the proximity and visibility of houses to the east and south and to the extension of the village along the north side of West End Road for some distance to the west of the site. However it has some sense of continuity with the open countryside to the west.

Site MOR005 lies within an area of *medium-high* HLC sensitivity and is parliamentary enclosure.

Relationship with adjacent settlement

- Lies on the settlement plateau above 90m AOD
- Adjacent to housing to the east and south
- Opposite continuation of the settlement to the north of West End Road

Relationship with adjacent wider countryside

- The site lies within LCT13
- Part of the field pattern of arable fields to the west of the village
- Typical plateau topography
- Typical mature field hedgerow to west

Impact on key landscape characteristics

- Localised urbanisation of boundary hedgerow
- Loss of part open rural approach to the village
- Access would require a gap in the tree line to West End Road

Impact on key visual characteristics

- None

Impact on key settlement characteristics

- None






Recommendations

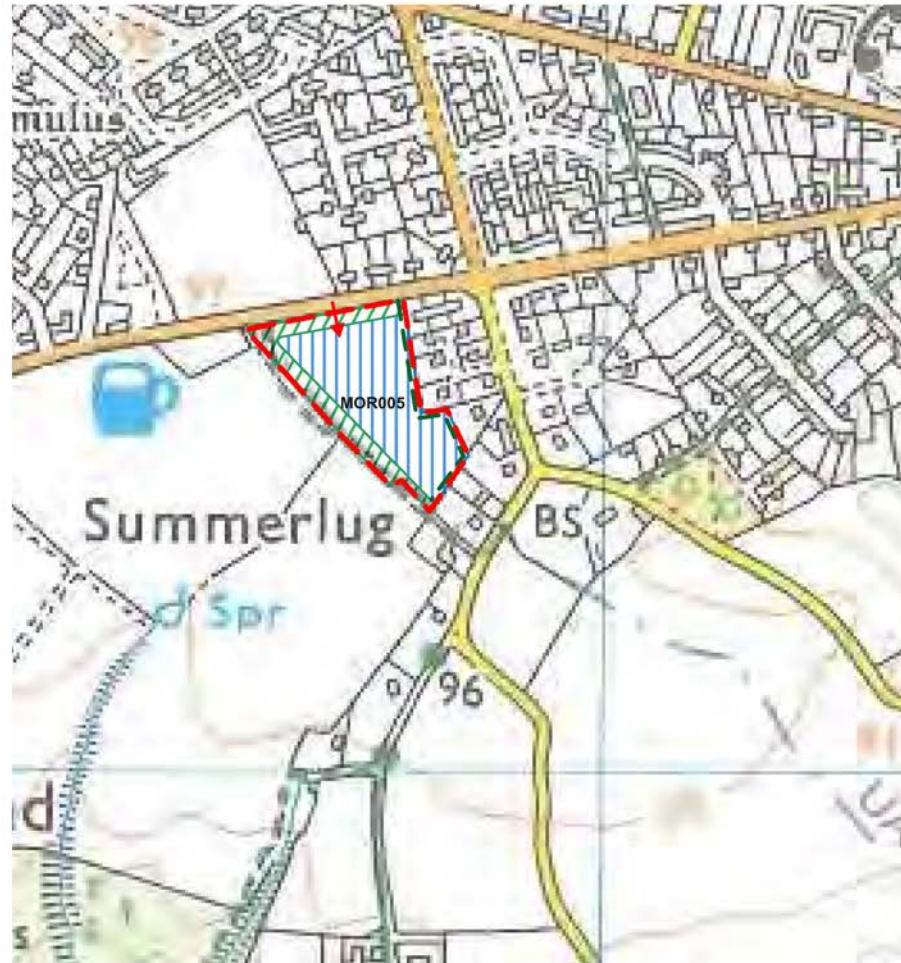
The site is considered suitable for further consideration as a potential housing site subject to the following landscape and visual requirements to protect the wider countryside. The site is in keeping with the settlement pattern and development on this site would have limited impact on the open countryside. No key features of the landscape would be affected. The visual impact would be limited and can be mitigated as set out below.

- Limit the developable area to that shown in Figure MOR005.2
- Provide a tree planted landscape buffer to the western boundary of a minimum of 10m from the boundary (to protect views from the west and contain the built form)
- Set back the development from the edge of the northern boundary (to retain tree cover and a more open approach to the village in keeping with existing housing frontage)
- Face development towards West End Road (to retain settlement character)
- The height and density should reflect the local settlement pattern (to retain settlement character and limit visual intrusion)
- Buffer planting to rear gardens (to protect amenity of the adjoining houses)
- Locate the access to avoid loss of any trees along West End Road (to conserve tree lined route)

Figure MOR005.2:

MOR005 Potential Development

-  Site boundary
-  Potential development area
-  Indicative green infrastructure
-  Preferred access
-  Tree or hedge planting



Revision	Date	By	Notes

Purpose of issue: Appeal Hearing
Project: Stratfield Mortimer, West Berkshire
Drawing title: MOR005 Potential Development
Drawing no.: MOR005.2
Drawn by: DB
Checked by: BK

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Scale (km)





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Figure MOR005.2: Potential development area, Green Infrastructure and preferred access

C. Assessment of Potential Housing Site: MOR006 Land to the south of St. John's C of E School, Victoria Road

Figure MOR006.1:
MOR006 Site and viewpoint locations

-  Site boundary
-  Viewpoints

Revision	Date	By	Notes

Purpose of issue: Appeal Hearing
Project: Stratfield Mortimer, West Berkshire
Drawing title: MOR006 Site and viewpoint locations
Drawing no: MOR006.1
Drawn by: DB
Checked by: BK



Figure MOR006.1: Site and viewpoint locations

PHOTOGRAPHS



Viewpoint 1: View from public footpath along the eastern boundary looking south-west over the site to the wider countryside



Viewpoint 2: View from footpath just south of the site looking north over the site with the roofs of a house south of the school visible on the horizon



Viewpoint 3: View from footpath close to Drury Lane looking north over the site with a house south of the school on the horizon south of The Street

Site description

Site MOR006 lies south of the village core. To the north is the school and housing beyond which lies the open recreational ground. To the west and east of the site are two large housing areas at The Avenue and centred on St John's Road. The housing at The Avenue drops down south facing slopes to the 70m AOD contour. The housing at St Johns Road is contained on the plateau above the 90m contour. To the south the site is open to the wider countryside either side of Drury Lane.

Site MOR006 is a large single field under arable farmland. The upper part is on the plateau above 90m from where the land falls in a wide dome to the south down to 75m AOD along a stream line on the southern boundary. The northern boundary is defined by a continuous hedgeline which separates the site from the school grounds, a new housing site under development by TA Fisher and existing housing. The western boundary is a broad prominent woodland belt which separates the houses at St John's Road from the site. The eastern boundary is a mix of hedges, mature hedgerow and open fencing to the rear gardens of houses on The Avenue. The southern boundary is defined by a mature hedgerow along the lowest part of the site.

The site is visually exposed with the higher ground forming the land just below the treed skyline and the slopes visible from the south.

Site MOR006 lies within an area of *low* HLC sensitivity comprising amalgamated fields.

Relationship with adjacent settlement

- The site lies between two parts of the settlement and is bordered by the village on three sides
- Only the northern part of the site sits on the settlement plateau above 90m AOD
- The school is visually exposed
- Housing within St John's Road area is separated by woodland which integrates this housing into the open landscape

Relationship with adjacent wider countryside

- The northern part of the site lies within LCT 13 and southern part within LCT14
- Woodland to west of site is typical of linked plateau woodlands
- Typical plateau and undulating topography
- The site shares common characteristics with the open arable land to the south
- Typical small stream along southern boundary

Impact on key landscape characteristics

- Loss of open arable land which contributes to the wider landscape
- Further urbanisation of wooded ridge planting to west
- Encroachment into landscape corridor of the stream
- Urbanisation of rural aspect of footpath along eastern edge of the site

Impact on key visual characteristics

- Loss of views to the wider countryside from the footpath
- Impact of extensive development on the skyline in views from the south
- Potential visual impact on views from Drury Lane and wider landscape
- Loss of views to wooded ridgeline

Impact on key settlement characteristics

- Scale of development over the whole site would urbanise the settlement edge
- Expansion beyond plateau settlement pattern
- Scale of development over the whole site would be out of keeping with the settlement pattern and contrary to LCA guidance






Recommendations

Only a portion of the site is considered to be suitable for further consideration as a potential housing as shown in Figure MOR006.2 and would be subject to the following requirements to conserve and enhance the character and visual qualities of the settlement pattern and the landscape. The northern part of the site above the 90m AOD could be developed and retain the predominant settlement pattern. However this would result in an exposed visually intrusive settlement edge unless substantial landscape treatment is incorporated into the southern edge of the potential development area. This part would be contained with LCT13. The remaining part of the site forms an open hillside with strong physical and visual links with the wider landscape. It is recognised that there is no existing field boundary within the site, and at present the site is read as one large field. However the LCAs are less concerned with the loss of arable land and as an amalgamated field, the introduction of a new field boundary across the slope (as at MOR001) would not be out of keeping with the local landscape character.

- The extent of the potential developable area is as shown on Figure MOR006.2
- The developable area is confined to land above 90m AOD
- Extensive plateau woodland as shown in MOR006.2 is provided to the transition from the plateau at 90m AOD to open slopes (to integrate the development into the landscape and create a woodland landscape feature)
- A 15m margin of Green Infrastructure is provided along the western edge as a buffer to the woodland
- The tree planting along the eastern boundary is reinforced with additional woodland planting extending into shallow valleys between 20 – 35m wide
- A vista to be provided to the wider countryside from the footpath or alternative publically accessible land on the higher ground
- The preferred access is from The Street although the exact location will depend on adjoining land owners

Figure MOR006.2:

MOR006 Potential Development

-  Site boundary
-  Potential development area
-  Indicative green infrastructure
-  Retained open fields
-  Preferred access



Revision	Date	By	Notes

Purpose of issue: Appeal Hearing
Project: Stratfield Mortimer, West Berkshire
Drawing title: MOR006 Potential Development
Drawing no: MOR006.2
Drawn by: DB
Checked by: BK





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FigureMOR006.2: Potential development area, Green Infrastructure and preferred access

D. Assessment of Potential Housing Site: MOR008 Land at the north east corner of Spring Lane

Figure MOR008.1:
MOR008 Site and viewpoint locations

-  Site boundary
-  Viewpoints



Revision	Date	By	Notes

Purpose of issue: Appeal Hearing
Project: Stratfield Mortimer, West Berkshire
Drawing title: MOR008 Site and viewpoint locations
Drawing no: MOR008.1
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 KirkhamLandscapePlanning



Figure MOR008.1: Site and viewpoint locations

PHOTOGRAPHS



Viewpoint 1: View from woodland edge public footpath along the eastern boundary with the site lying to the right of the hedgerow



Viewpoint 2: View from a gateway close to the above footpath looking over the site with the existing houses in Spring Lane to the right and woodland north of the site



Viewpoint 3: View from Spring Lane looking north to the cul-de-sac. The site lies to the right of the bungalow



Viewpoint 4: View from the cul-de-sac at the end of Spring Lane looking east over the site to the location of Viewpoint 1

Site description

Site MOR008 lies within LCT13, on the northern edge of the village to the east of Spring Lane and south of an extensive area of woodland. The site is under pasture with a small group of trees in the north-west corner and lies in an undulating landform on a north facing slope which drops to the small valley (with a stream) on the edge of the woodland. The site is enclosed by mature vegetation except for a short stretch next to the last house in Spring Lane where there are open views as shown in Viewpoint 4. The northern boundary is defined by woodland edge planting on the edge of the large area of woodland north of the village. The eastern boundary is formed by a mature hedgerow which flanks a public footpath on the edge of the woods. The southern and western boundaries are defined by the rear garden planting with trees of the houses in Spring Lane and Windmill Road.

Site MOR008 lies within an area of *medium-high* HLC sensitivity as it forms a part of the historic settlement.

Relationship with adjacent settlement

- Contained by woodland structure which would help integrate any development into the landscape
- Settlement on two sides overlook the site
- Similar relationship to the topography as Spring Lane

Relationship with adjacent wider countryside

- The site lies within LCT 13
- Part of the valued landscape matrix of pasture land in a wooded setting
- On undulating land falling to incised valley with stream
- Tree, woodland and hedgerows are valued features

Impact on key landscape characteristics

- Loss of open pasture
- Piecemeal erosion of valued matrix of pasture and woodland fringe
- Urbanisation of setting of adjoining landscape woodland and hedgerow boundary features

Impact on key visual characteristics

- Localised views form adjoining houses and footpath

Impact on key settlement characteristics



- Development would not be out of keeping with settlement pattern at Spring Lane

Recommendations

None of this site would be suitable for housing. Although the site is visually well contained with limited views into the site and Spring Lane already extends down this slope to the narrow stream valley floor, the key characteristics of the site as set out above are valued assets recommended to be conserved in BLCA and NDLCA LCT13. Of particular importance is the presence of pasture in a prominent wooded setting, the impact on the adjacent woodland and woodland edge.

E. Assessment of Potential Housing Site: MOR009 Land north of Windmill Road and west of Brewery Common

Figure MOR009.1:
MOR009 Site and viewpoint locations

-  Site boundary
-  Viewpoints



Revision	Date	By	Notes

Purpose of issue: Appeal Hearing
Project: Stratfield Mortimer, West Berkshire
Drawing title: MOR009 Site and viewpoint locations
Drawing no.: MOR009.1
Drawn by: DB
Checked by: BK

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Figure MOR009.1: Site and viewpoint locations

PHOTOGRAPHS



Viewpoint I: View from Brewery Common near to the northern boundary marked by the access, looking south over the site



Viewpoint 2: View from Brewery Common looking west to 'Lukin Wood' within the site



Viewpoint 3: View from recreation area south of Windmill Road to the southern boundary tree line of the site



Viewpoint 4: View to the southern boundary tree line of the site from The Street looking across the recreation area

Site description

Site MOR009 lies in the very north-eastern part of the village and is currently occupied by four large houses in large gardens. These gardens and the boundaries include a number of mature visually prominent trees which make a positive contribution to the village character. This part of the village borders onto Brewery Common, a mix of open pasture and woodland. It is very low density and has more in common with the houses to the north off Brewery common than the more regular and denser settlement pattern to the south-west. To the north the site borders three more, similar, properties with well vegetated boundaries. To the east the site is bounded by mixed hedgerow and mature trees along the road, with a walled entrance to Lukin Wood with open countryside beyond. To the south a strong belt of mature trees separate the site from Windmill Road and from the rear gardens of houses on Windmill Road to the west. The western boundary is again defined by mature trees along the rear gardens of the above houses and by a wood extending south of the woodland known as 'Lukin's Wood'. The mature planting encloses this site with gaps through the tree cover at the entrance to houses off Brewery Common. The southern boundary, and tree cover within and around the site, are important visual features of the open recreational centre of the village.

Site MOR009 lies within an area of *low* HLC sensitivity as it part of an area of recent modern growth.

Relationship with adjacent settlement

- The site is distinctive as a transition from the more dense village built form to the loose very low density of Brewery Common
- It contributes to the semi-rural character of the road along Brewery Common
- Located on the plateau above 90m AOD

Relationship with adjacent wider countryside

- The site is in LCT13
- Set within woodland blocks to north and east
- Tree, woodland and hedgerows are valued features

Impact on key landscape characteristics

- Potential erosion of dominance of mature tree cover and hedgerows
- Loss of large open gardens contributing to semi-rural character

Impact on key visual characteristics

- Potential impact on views from the centre of the village, the recreational area and approach to the village down Brewery Common
- Potential loss of prominent tree cover

Impact on key settlement characteristics

- Potential to sub-urbanise Brewery Common
- Would follow the pattern of development on the plateau





Recommendations

The site has some potential for redevelopment but in order to conserve the semi-rural character of this part of the village, to retain the many mature trees and valued hedgerow boundaries, and to avoid a visual impact on the open core of the village, it is recommend that the site is only considered if the following can be achieved. These recommendations do not take account of any historic or architectural merit to the existing houses:

- Small scale development might be possible
- Retention of all mature trees on the site and around the site boundaries;
- Retention of the hedgerows and other boundary vegetation
- A staggered set back from Brewery Common, with a minimum set back of 16m, to reflect the current building line relationship between the existing houses and the road
- Set back from Windmill Road to avoid visual intrusion in views from the south
- Lower density than found typically in the village (to protect the character of Brewery Common)
- The preferred access is from existing access points, avoiding removal of good quality tree and hedgerow cover

Figure MOR009.2:

MOR009 Potential Development

-  Site boundary
-  Potential development area
-  Indicative green infrastructure
-  Preferred access



Revision	Date	By	Notes

Purpose of issue: Appeal Hearing
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FigureMOR009.2: Potential development area, Green Infrastructure and preferred access

Conclusion on cumulative effect

The above assessment recommends that only sites MOR005, MOR006 (part) and MOR009 are considered further as potential housing sites. As these three sites are some distance from each other, and do not result in similar landscape characteristics, it is not anticipated that development of these areas would have a cumulative adverse landscape and visual impact on the village over the lifetime of the NDP.

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NDP - Possible ways forward following the landscape study

Summary

The NDP Examiner recommended that the NDP should not progress to referendum because insufficient work had been done to ascertain the impact of the site allocation proposal on the landscape. In response a landscape study has been carried out for a number of sites in addition to the one allocated in the NDP; this study is in Appendix 1.

The Steering Group has studied the new evidence in the landscape study and assessed it together with all the other sustainability evidence collected during the whole NDP process. They have found that when all of the sustainability criteria are taken together, as recommended as good practice, the provision of up to 110 homes on MOR006 is still considered the most sustainable option.

Notwithstanding the above there are several ways forward:

Option 1 Recommend to WBC that the original plan go forward to referendum (with the phrase “up to 110” in place of “110” as well as the examiner’s other minor modifications)

Option 2 Abandon the NDP and rely on WBC for future planning

Option 3 Revise the NDP (including new consultation and examination) to give the full 110 homes on one or more site(s)

None of these options are without issues; the pros and cons are reviewed below.

Resolution

Members are asked to resolve to determine which of the options should be recommended to WBC. **The Steering Group’s recommendation is Option 1.**

Discussion

The NDP’s present position

The examiner recommended that the NDP not go forward to a referendum due to his perception that insufficient regard had been paid to landscape assessment. The examiner also recommended various relatively minor modifications to the text of the NDP notwithstanding his major recommendation. Those minor modifications have been agreed by SMPC at its January meeting. WBC is able to decide to go forward to referendum if new evidence is available with respect to the major recommendation.

To that end SMPC, through District Councillor Bridgeman has arranged for WBC to commission a landscape study to address the concerns raised by the examiner with regard to a lack of landscape information. That study is now available for SMPC to use to determine its recommendation to WBC as to how to deal with the NDP. The recommendation has to go to WBC by the 13th of February to allow officers to consider it and make a recommendation on how to proceed.

If that recommendation is to go forward to a referendum (Options 1) it is subject to a six-week consultation period for all those who made representations at the regulation 16 (post submission) and regulation 14 (pre-submission) consultation. All those who have previously been contacted will be contacted again by WBC. Finally if there are no particular problems with the consultation, the recommendation would be taken to a WBC Council meeting on the 9th of May (It should be noted that this is after the agreed date of the end of April and would need SMPC make a request for a further extension).

If a recommendation to hold a referendum was agreed by WBC members, the referendum would be held during the summer. Of course if SMPC's recommendation is not to take forward the NDP (Options 2 or 3), none of this would apply.

Summary of the [Landscape Study](#)

Landscapes are categorised as having a Landscape Character Type (LCT). Parts of the village are in LCT13 (Gravel Plateau Woodlands with Pasture and Heaths) and parts in LCT14 (Plateau Edge Transitional Matrix). As a generalisation, LCT14 is perceived to be a more valued class of landscape. Most, but not all, of the current village settlement envelope is in LCT13.

The northern part of MOR006 (The Site allocated in the NDP) is in LCT13 and the southern part in LCT 14. The study has indicated that only the part of MOR006 above the 90m contour line is suitable for development from the point of view of landscape sustainability. This equates approximately to the part in LCT13.

The study (See Appendix 1) also considered other sites: Spring Lane (MOR008) and Kiln Lane (MOR001) were assessed as unsuitable from the point of view of landscape sustainability. West End Rd (MOR005) and a new site (MOR009 an amalgam of 4 houses on Brewery Common) were assessed as potentially suitable. These are the sites in the WBC's SHLAA minus those they dismissed straight away plus MOR009. It should be noted that MOR009 was not included in any part of the NDP consultation or examination and has been introduced to meet the requirement to take on board any new evidence. It will be recalled that this area was put forward as a possible extension to the village envelope at the consultation stage but was rejected. The study is to be found in full as Appendix 1 but the main findings are summarised in Table 1 below.

Table 1 [The Landscape Study](#) - Summary of the Main Findings for each site.

	MOR001 Kiln Lane (whole site – 2 fields)	MOR005 West End Rd	MOR006 The Site	MOR008 Spring Lane	MOR009 4 gardens on Brewery Common
Historic Landscape sensitivity	High 18 C irregular fields	Medium – high Parliamentary enclosure	Low Amalgamated fields	Medium – high Part historic settlement	Low Recent modern growth
Relationship with settlement	Only NW corner of North field above 90m Housing on 1 side separated by long gardens and tree belts	Above 90m Adjacent and opposite to housing/amenities on 3 sides	Partially above 90m Adjacent to housing on 3 sides	Partially above 90m Adjacent to settlement on 2 sides Existing woodland would screen	Above 90m Transition area from dense building to countryside
Relationship with countryside	Totally outside plateau. Typical plateau and undulating topography Southern parcel contiguous with wider landscape	On plateau Typical field for west of village	Partially on the plateau Typical plateau and undulating topography	On plateau Undulating land falling to stream Valued features	On plateau Woodland blocks to N and E Valued trees and hedgerows
Loss of landscape features if built on	Pasture Distinctive Mortimer landscape setting Rural character of Kiln Lane (valued feature) Loss of context for central footpath and wooded triangle	Hedges would become urbanised Rural approach to Mortimer	Arable land contributing to wider landscape Urbanisation of edges – woodland on W and footpath on E	Open pasture Urbanisation of adjoining woodland , pasture and hedgerow features	Mature trees and hedgerows Large semi-rural, open gardens
Loss to views if built on	Views from two public footpaths Open views to south Views from south	None	Views to wider countryside from footpath Views from south, Drury Lane etc Loss of view to wooded ridge line	Localised	Possible impact on views from centre of and approaches to village Possible loss of prominent tree cover

Impact on the character of Mortimer	Only NW corner is above 90m. Development below 90m would be out of keeping with settlement character. Scale of development would not be compatible with guidance for this area	None	Housing on the whole site would: Urbanise the settlement edge Expand beyond plateau Scale would be out of keeping with settlement pattern	Development would not be out of character for the area.	Suburbanisation of Brewery Common
Recommendation	None of this site is suitable for development	Considered a potential housing site subject to landscape conditions.	Can build above 90m line and put in significant landscaping to mitigate view loss. This would not be out of keeping with existing settlement	Not suitable as the landscape assets are to be conserved under Berkshire landscape Character assessment (BLCA) and the Newbury District Landscape Character Assessment (NDLCA) guidance	Possibly if small scale development only, all mature tree and hedgerows retained lower density housing than in normal developments

In the above table there is reference to areas being above or below 90m. This refers to the 90m contour and has been taken, by the study, as a proxy for the boundary of the plateau on which most of the village sits.

It can be seen from the above that MOR001 and MOR008 are unacceptable on landscape grounds. As will be seen from further on in this report (See Appendix 3) these sites do not feature well in accessibility terms. As such it is not considered that any evidence exists to warrant their further consideration. Because of the nature of MOR009 it is also considered that this would not be appropriate or indeed contribute meaningfully to the required HSADPD. Thus a way forward effectively has to be found which involves either or both MOR005 and MOR006.

Sustainability

Landscape sustainability (the issue raised by the examiner) is only one factor of several that must be taken into account when assessing the suitability of a particular site. The National Planning Policy Framework (NPPF) requires that the three sustainability roles (social, economic and environmental) should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The NPPF states:-

Social Role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

NPPF 37 further states *Planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.*

Economic Role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure

Environmental Role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy

All these sustainability factors must be taken into account when assessing which allocation solution is the most beneficial to a community not forgetting the vision and principles supported by the Mortimer community and site design

The Options

Set out below are the three options outlined in the summary. Each option is described and the particular issues associated with that option are discussed. A conclusion on whether to recommend that option is then put forward. A summary of the differences between the Options is to be found in Appendix 2.

Option 1 is dealt with at greater length than the other options as it requires an analysis of the relevance of the landscape study findings within the context of the overall sustainability of the plan.

Option 1

Following the assessment of the landscape study the Stratfield Mortimer NDP has been reconsidered to determine if it should still go forward to referendum with the modifications already agreed by SMPC. It is felt that it should go forward and the reasoning for that conclusion is set out below.

Fundamental issues

- The NDP originally stated that, in conformity with WBC's Housing Sites Allocation Development Plan Document (HSADPD), 110 homes should be provided on MOR006. This can be changed, in accordance with the recommendation of the Examiner, to read up to 110 homes.
- The Examiner in para 72 of his report notes that the developer of MOR006 states '*in principle a development of about 60 units would be viable even with the provision of affordable housing and land set aside for the school and surgery*'.
- The economical use of land is an important issue.
- The landscape study makes it clear that the landscape integrity of the village is an important consideration for the NDP.
- The NPPF also makes it clear that the three elements of sustainability, social, economic and environmental should not be considered in isolation but considered as a whole as they are mutually dependent.
- Questionnaire returns identified that the majority of respondents wished to locate new developments close to the centre of the village and to minimise the extension of the development boundary

Analysis

The recommendation from the landscape study, as far as it affected the capacity of MOR006, was that development should be confined to land above the 90m AOD. This would have the effect of reducing the number of homes on MOR006 from the 110 previously envisaged. This would not then be in general conformity with the WBC HSADPD. If the DPD target figure is to be met this would mean either the recommendations from the landscape study should not be fully implemented or another site(s) would have to be found. If another site was required the NDP, as it stands, cannot proceed to referendum. As such the question then becomes can not fully implementing the recommendations of the landscape study be justified?

It is considered that there are reasons why the recommendations should not be fully applied. These are:-

- MOR006 represents by far and away the best accessibility to the social amenities of the village of any of the sites considered by the landscape assessment. This is clear from the table in Appendix 3. It should also be noted that a particular theme of the NDP was the provision of starter homes and downsizing homes. The residents of both these types of homes and any with mobility impairment will, it is believed, particularly require/benefit from the

shortest possible walking distances to village amenities and bus routes. Thus this site best satisfies the social role for sustainability

- The NPPF also makes clear that the allocation of sites should favour those that promote wellbeing and the only site which offers the provision of a large amount of additional open space is MOR006. Indeed it offers at least 3ha of open green space and a public footpath leading directly to the open countryside and is a short distance from the fairground with its social amenities.
- MOR006 also offers the opportunity for the construction of a new school and doctor's surgery. The provision of such facilities fully adjacent to new development is quite clearly a great benefit to the community. This would not be the case if more than one site was to make up the required housing numbers, even if the land was made available.
- MOR006 with approaching 110 homes does make economical use of land. If the housing requirement was to be made up using more sites then this would not be so likely to be the case. Indeed the use now of other additional sites would constrain the possibilities for any acceptable future development of the village.
- The thrust of the landscape study is accepted. Indeed the Vision for the NDP states "The rural character and setting of the parish will remain with the minimum of intrusion on the existing surrounding green and agricultural space." However, the exact boundary between development and open countryside, especially when that boundary is softened by extensive landscaping, seems to be open to some flexibility. So to insist on no development below a rigid 90m contour line on MOR006 which might, as a corollary, mean extending the village envelope significantly in another part of the village, seems at odds with the general thrust of planning policy. This would of course be different if the landscape was of particular high value such as an AONB but it is not. As such it is felt that a slight relaxation of the landscape recommendations would make sense in overall environmental terms.

From the above it can be seen that a case can be made for not fully applying the recommendations from the landscape study. Indeed it is felt that a very positive advantage will accrue in overall sustainability if the recommendations are slightly relaxed. Exactly how far the recommendations should be relaxed is not possible to determine without further work on the design of MOR006. For instance it would certainly seem feasible to more nearly achieve 110 homes on MOR006 without going greatly below the 90m contour. Hence, with the words in the NDP of up to 110 homes the lack of precise detail should not be a hurdle that stops the NDP going to referendum.

Option 1 Conclusion

There are good reasons to slightly relax the recommendations from the landscape assessment so as to allow the WBC HSADPD housing numbers for Mortimer to be satisfied by development of MOR006 alone. As such this option is recommended.

Option 2

This is to abandon the NDP and simply rely on WBC for future planning of the parish.

Abandoning the NDP would mean:

- The allocation of housing reverts to WBC. If WBC were to allocate a site/sites in Mortimer they would start again from scratch, no decisions having been made as to which sites would be allocated. WBC would need to look at all potential sites and the evidence available at the time, rather than necessarily going back to options previously considered.
- Although there might still be the provision of land for school and surgery, there would be less guarantee of this and there would be no policy in place to control what happened to any land initially so allocated
- The community's views would not be taken into account in any way beyond normal planning application procedures
- The NDP policies which apply to all future developments would all be lost. These include additional control over building and development design and style, (including additional flood prevention measures), the requirement for developments to involve the community in site development briefs and the provision of an integrated water supply and drainage strategy before development.
- The NDP policies which protect the nature of village would all be lost. These include those that give power to the expressed wish of the electorate to respect the semi-rural nature of the centre of the village and the rural nature of the surrounding open countryside, eg. the designation of The Fairground, APMF, Foudry Brook area, and Windmill Common as Local Green Spaces, wildlife habitat in new developments and their boundaries, and policies supporting the enhancement of the commercial centre of the village.
- SMPC would not receive the enhanced CIL payment for any development.

It can be seen from the above that there are a great number of reasons why the NDP should not simply be abandoned.

Option 2 Conclusion

Because of the loss of all the non-site allocation policies of the NDP this option is not recommended.

Option 3

This is to revise the NDP, involving new consultation and public examination based on the information in the landscape study on the possibility of development sites.

This option has several sub options and some consequences that are common to all the options. The consequences are:-

- There would be a delay of up to two years while the re-consultations were carried out. During this time the parish would be open to developers putting in applications on the ground that the HSDPD was not being adhered to.
- A good deal of effort and cost would have to be expended by SMPC to organise and run the consultations
- It would be difficult to explain this turn of events to the community

The sub options that would need to be considered concern the form of consultation. For instance the original consultation could be re-run with the addition of the information about the landscape assessment. Alternatively different packages of sites, with landscape information, could be put out to consultation. The determination of such packages would, it is felt, be quite difficult as there could be several options.

Although theoretically possible the effort and time required for this option is extensive.

If this option was chosen then WBC would be recommended to endorse the examiner's recommendation and that SMPC would undertake to rework the NDP in the light of that recommendation. SMPC would then need to organise a new committee to take this matter forward.

Option 3 Conclusion

This option is not recommended as the time and effort to undertake it, with the major possibility that the same conclusion as the present NDP would be reached, is excessive.

Appendix 1 – [The Landscape Capacity Assessment is circulated as a separate document.](#)

Appendix 2 Comparison of options.

Factor	Option 1 NDP to referendum with MOR006 with up to 110	Option 2 Abandon NDP WBC make decision on development sites	Option 3 Revise NDP with more sites, consultation and examination
Provision of 110 homes	Very high probability will provide close to 110 homes	Will depend on which site(s) are selected.	Will depend on which site(s) are selected.
Landscape assessment	Would mean slightly relaxing landscape recommendation by building just below 90m contour mitigated by good landscaping treatment to mitigate visual intrusion on the wider landscape	Will depend on which site(s) are selected. The same landscape constraints will apply	Will depend on which site(s) are selected. The same landscape constraints will apply
Social Role	Excellent as this option has far and away the best accessibility	Will be worse unless only MOR006 is selected	Will be worse unless only MOR006 is selected
Economic role (only increase footfall for shops etc.	110 homes close to shops will tend to increase footfall	Will depend on how many homes are allocated. If it is 110 then this should be more or less the same as option 1	Should be more or less the same as option 1 as it is assumed 110 homes would be provided.
Environmental gain	The provision of over 3ha of open space is a major environmental benefit.	Will depend on which site(s) are selected. There is the possibility of gaining the 3ha of open space if MOR006 is one of the site(s)	Will depend on which site(s) are selected. There is the possibility of gaining the 3ha of open space if MOR006 is one of the site(s)
School & surgery space (90% questionnaire support)	This is the only option which should ensure land is made available for the school and surgery.	Will depend on which site(s) are selected. There is the possibility of gaining the land if MOR006 is one of the site(s)	Will depend on which site(s) are selected. There is the possibility of gaining the land if MOR006 is one of the site(s)
Vision The rural character and setting of the parish will remain with the minimum of intrusion on	Least use of green and agricultural space	Will depend on which site(s) are selected. If more than	Will depend on which site(s) are selected. If more than one site will have greater intrusion.

the existing surrounding green and agricultural space.		one site will have greater intrusion.	
Vision Retaining the best landscape and architectural features of the parish	There will be minimal intrusion onto the better landscape below 90m	Will depend on which site(s) are selected.	Will depend on which site(s) are selected.
Vision Minimise extension to the existing Settlement Boundary and disallow further ribbon-style developments, thereby maintaining a compact village	This has the least extension.	If more than one site selected will have greater extension of Boundary.	If more than one site selected will have greater extension of Boundary.
NDP Principles ensure that new residential developments will be within or adjacent to the existing settlement envelope boundary and, ideally, close to the centre of the village (Post Office, bank). (73% questionnaire support)	Clearly the best option being extremely close to the centre of the village.	If MOR006 not chosen as single site the distances to the village centre will increase markedly.	If MOR006 not chosen as single site the distances to the village centre will increase markedly.
NDP Principles Encouraging and enabling walking and cycling to the village, reducing the need for car usage -(88% questionnaire support)	This is nearest the centre and with a pedestrian/cycleway only access next to village centre it will give the maximum encouragement	No sites other than MOR006 have such a good pedestrian/cycleway link to the village centre.	No sites other than MOR006 have such a good pedestrian/cycleway link to the village centre.
Economic use of land	This will provide homes on developable land at reasonable densities	Will depend on which site(s) are selected. If more than one site then it will be less economical use of land.	Will depend on which site(s) are selected. If more than one site then it will be less economical use of land.
Cost to SMPC	No further costs.	No further costs.	This option would involve immediate costs and effort to rerun consultations etc.

Appendix 3: Approximate Walking Distance (metres)

Location	MOR001	MOR006	MOR005	MOR009
St J's School	570 (725)	160 (285)	716 (881)	774 (824)
St M's School	746 (901)	1440(1565)	2050(2215)	2100 (2150)
Dentist	685 (840)	325 (450)	605 (767)	813 (863)
Doctors	1110(1265)	760 (885)	497 (662)	525 (575)
Station	1400 (1555)	1960 (2085)	2700 (2865)	2740(2790)
Budgens	691 (846)	344 (469)	770 (935)	661 (711)
Village Hall	762 (917)	422 (547)	500 (665)	919 (969)
St J's Church	570 (725)	214 (339)	716 (881)	774 (824)
Methodist Church	726 (881)	404 (529)	546 (711)	891 (941)
Additional distance from the furthest part of the site from the access point	155	125	165	50

The colour coding relates to the guidelines in the table above is explained below.

These are approximate walking distance by the roads from the entrance to the site. In case of MOR006 it is from the entrance by St John's school or main entrance depending on which is closer to the destination.

The distance from the furthest part of the site from the access point is given for completeness. The total distance from the furthest part of the site to a location is shown in brackets.

The Chartered Institution of Highways and Transportation (IHT) Guidelines describe 'acceptable' walking distances for pedestrians without any mobility impairment. They suggest that, for commuting and education, up to 500 metres is the desirable distance, up to 1000 metres is an acceptable distance, whilst up to 2000 metres is the preferred maximum distance.

Table 2.1: IHT Recommended Walking Distances

Trip Purpose	Commuting/School	Other Journeys (Retail/Shopping)
Desirable Maximum Distance	500 metres	400 metres
Acceptable Maximum Distance	1,000 metres	800 metres
Preferred Maximum Distance	2,000 metres	1,200 metres

Over Maximum Distance

Manual for Streets identifies that walkable neighbourhoods are typically characterised by having a range of facilities which are within ten minutes (up to about 800 metres) walking distance, but that this is not an upper limit. Guidelines for

Providing for Journeys on Foot (2000) sets out that the 'preferred maximum' acceptable walking distance to town centres for pedestrians without mobility impairment, which may be used for planning and evaluation purposes, should be 800 metres but it recognises:- *".....that it is not always possible to achieve ideal results in all situations due to site constraints, costs or other practicalities and that compromises must sometimes, rightly, be made."* and it goes on to advise that some 80% of walk journeys in urban areas are less than 1.0 mile long and that the average length is 1.0 kilometre (0.6 miles) and that this differs little by age or by sex.

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West Berkshire Council response to the consultation on the proposed officer recommendation that the Stratfield Mortimer Neighbourhood Development Plan (NDP) should progress to referendum

Total responses received: 23

Respondent ref	Respondent	Comments	Council response
SMNDP1	John Alcock	<p>I am not against the development on MOR006, the referred to site, but am against the proposal of the 110 homes to be considered for this site.</p> <p>It seems to me that the two professional reports on the development by Richard Humphreys QC and Kirkham Landscape Planning have been completely ignored by the Parish Council and the Steering Group.</p> <p>Also there appears to be no commitment regarding both the Doctors Surgery and School. Whatever their decision this will have a significant impact on MOR066</p> <p>I would support a development split between MOR005 and MOR006 to provide lesser density.</p>	<p>The comments are noted.</p> <p>As part of the process for making Neighbourhood Development Plans (NDPs), following the issuing of the examiner's report, a local planning authority must consider the examiner's report, decide which of the recommendations should be followed and publish its decision.</p> <p>The relevant legislation which governs the process for making NDPs (Schedule 4b of the Town and Country Planning Act 1990) (as amended) enables local planning authorities to propose to make a recommendation which differs from that recommended by the examiner as a result of new evidence.</p> <p>The National Planning Policy Framework (NPPF) makes it clear that the three elements of sustainability (social, economic and environmental) should not be considered in isolation but considered as a whole as they are</p>

Respondent ref	Respondent	Comments	Council response
			<p data-bbox="1570 264 1839 296">mutually dependent.</p> <p data-bbox="1570 331 2042 906">Whilst the Landscape Capacity Assessment recommended that two sites are considered further as potential housing sites, and only part of the allocated site, it is considered that there are other reasons why the allocated is suitable in other sustainability terms. These are that the site would include land for a new infant school and doctor's surgery, and that it was the preference of the local community that only one site is allocated within the village (see paragraph 102 of the examiner's report), and that the one site be the allocated site (see paragraphs 104-105 of the examiner's report).</p> <p data-bbox="1570 941 2024 1142">The examiner in his report stated that had it not been for the landscape issue, he would have recommended that the NDP progress to referendum, albeit with modifications.</p> <p data-bbox="1570 1177 2024 1378">One of the modifications the examiner would have made is for the re-wording of NDP policy RS5 (Residential Site Allocation) for the site to provide <u>up to</u> 110 dwellings rather than 110 dwellings.</p>

Respondent ref	Respondent	Comments	Council response
			<p>Regarding the doctors surgery and school, the examiner's report at paragraph 131 comments that the site promoter is "...contractually obliged by the option agreement that they have with the owner of The Site (the Englefield Estate) to provide gratis 1 hectare of land for the new school and surgery." It should also be noted that paragraph 122 of the examiner's report states "In response to a direct question from me the landowner and proposed developer of The Site have now confirmed that in principle a development of about 60 units would be viable even with the provision of affordable housing and land set aside for the school and surgery. Thus the allocation of The Site for 110 dwellings is not necessarily essential."</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP2	John Bagshaw	The NDP has been developed with a great deal of consultation within the parish, and reflects the views and preferences of the great majority of residents. While the preferred option (if it existed) for most would probably be for no additional housing estates to be added to the current	<p>The comments are noted.</p> <p>The representation does not raise any issues which would prevent the</p>

Respondent ref	Respondent	Comments	Council response
		<p>village, it is generally recognised that the national and local housing shortages must be addressed, and that Stratfield Mortimer must play its part in accommodating desperate needs. The allocation of up to 110 additional homes can be used to enhance the community and the NDP has been written to emphasise these opportunities and ensure that additional housing also brings improved amenities.</p> <p>The choice of the land behind St John's is clearly sensible when a map of the current village is studied. It will ensure new residents can access the principal amenities (shops, schools, play areas etc.) on foot, and therefore limits the impact of more vehicles. It will boost local shops and pubs, and strengthen the heart of the community, while leaving the countryside access via the footpaths and lanes largely unspoilt.</p> <p>It is to be hoped that the other bodies responsible for school and health care provision will respond well to the allocation of space for them within the NDP proposed development sites. This is a far sighted plan with a real vision of the future of the parish.</p>	Council from making a final recommendation that the NDP should proceed to referendum.
SMNDP3	Brian Baldwin	I favour Option 1.	<p>The comments are noted.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP4	Sadie Baldin	Support for proposed recommendation	<p>The comments are noted.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP5	Jacqueline	<i>Response the same as SMNDP1 above</i>	See response for SMNDP1 above

Respondent ref	Respondent	Comments	Council response
	Bowyer		
SMNDP6	Canal and Rivers Trust	<p>Thank you for your consultation on the Stratfield Mortimer Neighbourhood Plan.</p> <p>The Canal & River Trust have considered the content of the document and have no comments to make in this case.</p>	<p>The comments are noted.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP7	Andrew Clark	<p>My objections to this proposal to proceed to Public referendum on the Mortimer NDP:</p> <ol style="list-style-type: none"> 1. The Independent examiner recommended that the NDP should not proceed to referendum – his main concerns were that the process for site selection was flawed because there were no Landscape assessments undertaken to inform the decision on site selection – undertaking a retrospective Landscape survey does not address these fundamental concerns. He stated ...' I find that potential landscape and visual impacts have not been considered properly when <u>promoting</u> the site for development. Having regard to National policy, which gives importance to environmental as well as to economic and social considerations, I am not satisfied that the <u>making of the NDP is appropriate nor that it would as a whole contribute to the achievement of sustainable development. My recommendation must therefore be that the proposal to make the NDP be refused.</u>' 2. The subsequent landscape Survey, commissioned by West Berkshire CC, supports the recommendations from the external examiner but both have been ignored by the NDP and West Berkshire in proceeding – what is the point of undertaking these independent reviews if our Local Authority are not going to use them to in its decision process – it's just a 	<p>The comments are noted.</p> <p>As part of the process for making NDPs, following the issuing of the examiner's report, a local planning authority must consider the examiner's report, decide which of the recommendations should be followed and publish its decision.</p> <p>The relevant legislation which governs the process for making NDPs (Schedule 4b of the Town and Country Planning Act 1990) (as amended) enables local planning authorities to propose to make a recommendation which differs from that recommended by the examiner as a result of new evidence.</p> <p>The examiner's report concluded that the NDP should not proceed to referendum <i>based purely</i> on there being no landscape evidence.</p>

Respondent ref	Respondent	Comments	Council response
		<p>waste of public money and calls into question on what basis decisions are being made.</p> <p>3. The Landscape study <u>does not</u> include a new or more detailed local landscape character assessment of the whole of Stratfield Mortimer and its Landscape setting – why not!!! How can you make an informed decision on the impacts of the site on the village without this???</p> <p>4. The Landscape Capacity Assessment <u>does not</u> assess this particular development proposal and <u>does not</u> undertake detailed assessments as would be required for a Landscape and Visual impact Assessment in accordance with the Guidelines of Landscape and Visual Impact Assessment Edition 3 2013 – once again why not???? And how can you make an informed decision on the impacts of the site on the village without this???</p> <p>5. The site was selected prior to a Landscape assessment and identification of a potential access –the people of Mortimer were not/have not been presented with the full facts and implications....and are still not....</p> <p>6. The landscape assessment recommendations for 'the site' disregarded and have not been included in the NDP guidelines and recommendations for the site - the Landscape assessment recommends only partial development of the site and specific boundary treatments that have not been included.</p> <p>7. If the NDP proceeds in its current form, there are only three potential outcomes :</p> <ol style="list-style-type: none"> a. Over development of the site – 110 houses+ school/doctors on reduced area b. Significant landscape impact identified by the Landscape report/ Independent examiner if the whole site is allocated c. Not achieving the 110 allocation –no alternative 	<p>The NPPF makes it clear that the three elements of sustainability (social, economic and environmental) should not be considered in isolation but considered as a whole as they are mutually dependent.</p> <p>Whilst the Landscape Capacity Assessment recommended that two sites are considered further as potential housing sites, and only part of the allocated site, it is considered that there are other reasons why the allocated is suitable in other sustainability terms. These are that the site would include land for a new infant school and doctor's surgery, and that it was the preference of the local community that only one site is allocated within the village (see paragraph 102 of the examiner's report), and that the one site be the allocated site (see paragraphs 104-105 of the examiner's report).</p> <p>With regard to the other issues raised in the response, it should be noted that the examiner recommended in his report that the NDP should not proceed to referendum based purely on there being no landscape evidence. Had it</p>

Respondent ref	Respondent	Comments	Council response
		<p>sites have been included in the NDP</p> <p>Each of these are unsatisfactory for people of the village and the Environment – the only beneficiary are the Landowner and Developer</p> <p>8. The NDP village questionnaire was biased and only provide one option site to meet the 110 requirement – now this quota may not be met....so will other sites be identified – how?....because these options are not included in the NDP</p> <p>9. Why have West Berkshire commissioned and paid for an Independent Examiner and Landscape assessment and chosen to ignore them – the community of Mortimer deserve a clear explanation of the issue prior to calling any referendum.</p> <p>10. The NDP does not address the existing infrastructure issues on Sewage disposal and Water Pressure. These need to be addressed prior to increased development in the village</p> <p>11. The residents of Mortimer have been misled by representation of a new school and Doctors. There is no evidence or guarantee that either of these proposal will proceed to development – and if they do not what will happen to the allocated Land?</p> <p>12. Provision of Affordable housing has already been challenged by the developer on the access site – this will set a precedent for the larger site – more profit for the developer/ landowner....Less affordable housing for the people of Mortimer</p> <p>13. The existing school is currently 'visually exposed in the heart of the village' – in the new location it will be 'invisible' from the Village .</p> <p>14. Some quotes from the West Berkshire commissioned</p>	<p>not been for the landscape issues he would have recommended that the NDP progress to referendum, albeit with modifications.</p> <p>The examiner considered highway access within paragraphs 170 and 172 of his report.</p> <p>West Berkshire Council's Housing Site Allocations Development Plan Document (DPD) states that the delivery of the NDP will be monitored by the Council to ensure that the housing requirement is met. The Council reserves the right to identify any opportunities to address any shortfall through the DPD process if the NDP is not adopted within 2 years of the adoption of the Housing Site Allocations DPD.</p> <p>The examiner's report at paragraph 131 comments that the site promoter is "...contractually obliged by the option agreement that they have with the owner of The Site (the Englefield Estate) to provide gratis 1 hectare of land for the new school and surgery."</p> <p>NDP policy SDB1 (General Features) identifies that either a</p>

Respondent ref	Respondent	Comments	Council response
		<p>Landscape Capacity Assessment:</p> <p>Impact on Key landscape characteristics Loss of open arable land which contributes to the wider landscape Further urbanisation of wooded ridge planting to west Encroachment into landscape corridor of the stream Urbanisation of rural aspect of footpath along eastern edge of site</p> <p>Impact on key visual characteristics Loss of views to the wider countryside from the footpath <u>Impact of extensive development on the skyline in views from the south</u> Potential visual impacts on views from Drury Lane and wider landscape Loss of views to wooded ridgeline</p> <p>Impact on key settlement characteristics Scale of development over the whole site would urbanise the settlement edge Expansion beyond plateau settlement pattern <u>Scale of development over the whole site would be out of keeping with the settlement pattern and contrary to LCA guidance</u></p> <p>These are the findings of the West Berkshire Councils commissioned Landscape assessment –these issues have not been addressed in the NDP as the subsequent recommendations have not been included in the NDP document and, as such, it should not proceed to referendum.</p>	<p>review or partial review of the allocation would be required if no progress has been made to secure the relocation of the infant school or doctor's surgery 5 years from the formal adoption date of the NDP. The examiner considered this policy within paragraph 196 of his report.</p> <p>Regarding sewage disposal and water pressure, NDP policy SDB1 requires that an integrated water supply and drainage strategy is provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off site. Development will have to be occupied in line with this strategy.</p> <p>Each planning application is considered on its own individual merit. Any planning application for the site would be required to deliver affordable housing in accordance with Core Strategy policy CS6 (Provision of Affordable Housing). NDP policy HD1 emphasises that affordable housing will need to be delivered in accordance with the policy requirements set out in West Berkshire's District Development</p>

Respondent ref	Respondent	Comments	Council response
			<p>Plan.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP8	Gillian Clark	<p>My objections to this proposal to proceed to Public referendum on the Mortimer NDP:</p> <ol style="list-style-type: none"> 1. The Independent examiner recommended that it should not – what has changed? Have his concerns and recommendation been fully considered and implemented in the revised NDP? - No 2. An independent Landscape assessment has subsequently undertaken on the sites - this information has not been used to inform the decision and site selection process. 3. The landscape Survey supports the recommendations from the external examiner but both have been ignored by the NDP and West Berkshire in proceeding – why? Presumably because it has already been decided that this should proceed – so why proceed with a referendum? From this it would appear that the decision has already been made..... 4. This site was selected prior to a Landscape assessment and identification of a potential access – why? Presumably because it has already been decided that this should proceed – again why bother with a Referendum 5. The landscape assessment recommendations for 'the site' have not been included in the NDP guidelines and recommendations for the site. 6. The Landscape assessment recommends only partial development of the site if the NDP proceeds in its current form there are only three potential outcomes: 	<p>The comments are noted.</p> <p>As part of the process for making NDPs, following the issuing of the examiner's report, a local planning authority must consider the examiner's report, decide which of the recommendations should be followed and publish its decision.</p> <p>The relevant legislation which governs the process for making NDPs (Schedule 4b of the Town and Country Planning Act 1990) enables local planning authorities to propose to make a recommendation which differs from that recommended by the examiner as a result of new evidence.</p> <p>The examiner's report concluded that the NDP should not proceed to referendum based <i>purely</i> on there being no landscape evidence.</p> <p>The NPPF makes it clear that the</p>

Respondent ref	Respondent	Comments	Council response
		<p style="text-align: center;"> a. Over development of the site –110 houses + school /doctors on reduced area b. Development of the site with significant landscape impact identified by the Landscape report/ Independent examiner c. Not achieving the 110 allocation - no alternative sites have been included in the NDP Each of these are unsatisfactory and the only beneficiaries are the Landowner and Developer </p> <p>7. The NDP village questionnaire was biased and only provide one option site to meet the 110 requirement – now this quota may not be met so will other sites be identified –these options are not included in the NDP</p> <p>8. Why have West Berkshire commissioned and paid for an Independent Examiner and Landscape assessment and chosen to ignore them – the community of Mortimer deserve a clear explanation of the issue prior to calling any referendum.</p> <p>9. The NDP does not address the current issues on Sewage disposal and Water Pressure. These need to be addressed prior to development of the site</p> <p>10. The residents of Mortimer have been misled by representation of a new school and Doctors. There is no evidence or guarantee that either of these proposal will proceed to development</p> <p>11. Boundary treatment identified in the Landscape assessment have not been included in the NDP</p> <p>In light of the facts above I believe that the NDP cannot/ should not proceed to referendum.</p>	<p>three elements of sustainability (social, economic and environmental) should not be considered in isolation but considered as a whole as they are mutually dependent.</p> <p>Whilst the Landscape Capacity Assessment recommended that two sites are considered further as potential housing sites, and only part of the allocated site, it is considered that there are other reasons why the allocated is suitable in other sustainability terms. These are that the site would include land for a new infant school and doctor's surgery, and that it was the preference of the local community that only one site is allocated within the village (see paragraph 102 of the examiner's report), and that the one site be the allocated site (see paragraphs 104-105 of the examiner's report).</p> <p>The Landscape Capacity Assessment recommendations are not included within the NDP, however the examiner's modifications to NDP policy SDB1 (General Features) include inclusion of text that the site must provide up to 110 dwellings subject to the</p>

Respondent ref	Respondent	Comments	Council response
			<p>outcome of technical studies.</p> <p>With regard to the other issues raised in the response, it should be noted that the examiner recommended in his report that the NDP should not proceed to referendum based purely on there being no landscape evidence. Had it not been for the landscape issues he would have recommended that the NDP progress to referendum, albeit with modifications.</p> <p>West Berkshire Council's Housing Site Allocations DPD states that the delivery of the NDP will be monitored by the Council to ensure that the housing requirement is met. The Council reserves the right to identify any opportunities to address any shortfall through the DPD process if the NDP is not adopted within 2 years of the adoption of the Housing Site Allocations DPD.</p> <p>Regarding sewage disposal and water pressure, NDP policy SDB1 requires that an integrated water supply and drainage strategy is provided in advance of development to ensure the provision of adequate and appropriate infrastructure for</p>

Respondent ref	Respondent	Comments	Council response
			<p>water supply and wastewater, both on and off site. Development will have to be occupied in line with this strategy.</p> <p>The examiner's report at paragraph 131 comments that the site promoter is "...contractually obliged by the option agreement that they have with the owner of The Site (the Englefield Estate) to provide gratis 1 hectare of land for the new school and surgery."</p> <p>NDP policy SDB1 (General Features) identifies that either a review or partial review of the allocation would be required if no progress has been made to secure the relocation of the infant school or doctor's surgery 5 years from the formal adoption date of the NDP. The examiner considered this policy within paragraph 196 of his report.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP9	CLH Pipeline Ltd	Thank you for your email to CLH Pipeline System Ltd dated 3 March 2017 regarding the above. Please find attached a plan of our clients apparatus. We would ask that you contact us if any works are in the	<p>The comments are noted.</p> <p>The representation does not raise</p>

Respondent ref	Respondent	Comments	Council response
		vicinity of the CLH-PS pipeline or alternatively go to www.linesearchbeforeudig.co.uk our free online enquiry service.	any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.
SMNDP10	CPRE Berkshire	CPRE has supported the Mortimer Neighbourhood Plan site selection for some time and see it has limited landscape impact and is the best location for new housing the District requires. We therefore support the WBC proposal.	The comments are noted. The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.
SMNDP11	Gladman	<p>This letter provides the response of Gladman Developments (hereafter referred to as “Gladman”) to the current consultation held by West Berkshire Council (WBC) on the proposed modifications to the Stratfield Mortimer Neighbourhood Plan (SMNP) under paragraph 13 of Schedule 4b of the Town and Country Planning Act 1990 (as amended).</p> <p>Whilst WBC and the Parish Council do not agree with Examiner Humphreys’ recommendations, the statutory framework for examination provides the pathway by which the assessment of the Neighbourhood Plan can take place against the Neighbourhood Plan Basic Conditions.</p> <p>Paragraph 10 (3)(a) of Schedule 4b makes clear that the only modifications that may be recommended are ‘modifications that the examiner considered need to be made to secure that the draft order meets the basic conditions mentioned in paragraph 8(2). As such, in order to allow for the flexibility required by the National Planning Policy Framework (the Framework) (basic condition (a)) and to ensure the delivery of sustainable development (basic condition (d)) the Examiner was clearly entitled to recommend the proposed modifications to ensure that the SMNP is consistent with the Neighbourhood Plan Basic</p>	<p>The comments are noted.</p> <p>As part of the process for making NDPs, following the issuing of the examiner’s report, a local planning authority must consider the examiner’s report, decide which of the recommendations should be followed and publish its decision.</p> <p>The relevant legislation which governs the process for making NDPs (Schedule 4b of the Town and Country Planning Act 1990) (as amended) enables local planning authorities to propose to make a recommendation which differs from that recommended by the examiner as a result of new evidence.</p> <p>The NPPF makes it clear that the three elements of sustainability</p>

Respondent ref	Respondent	Comments	Council response
		<p>Conditions.</p> <p><u>Policy RS5</u></p> <p>Gladman support the Examiner's opinion that a full and formal landscape and visual impacts assessment was required for site MOR006 and indeed that such an assessment would inform the capacity of the site and its ability to assist in delivering the 110-dwelling requirement set out in the draft Neighbourhood Plan.</p> <p>Whilst we support and acknowledge the move to amend the policy wording, as suggested by the Examiner, to read 'up to 110 dwellings', we contend that the LVIA commissioned, post Examiners Report, by West Berkshire Council on behalf of Stratfield Mortimer Parish Council, does not set out the number of dwellings that the above site could accommodate as recommended by Examiner Humphreys.</p> <p>Paragraph 13(1) of Schedule 4b of the Town and Country Planning Act 1990 (as amended) makes it clear that the local planning authority can only propose to make a decision which differs from that recommended by the Examiner if 'the reason for the difference is (wholly or partly) as a result of new evidence or a new fact or a different view taken by the authority as to a particular fact'. Whilst new evidence has been provided and cited by West Berkshire Council, Gladman contend that said evidence provides insufficient detail to resolve the concerns raised by the Examiner.</p> <p>Notwithstanding the above, should the Councils proceed with a strategy which seeks to disregard the Examiner's recommendations then we recommend that this matter should be referred back to Independent Examination otherwise it will likely be an area of contention for those promoting land interests within the neighbourhood area. In this regard, it is not permissible to appoint a different Examiner.</p>	<p>(social, economic and environmental) should not be considered in isolation but considered as a whole as they are mutually dependent.</p> <p>Whilst the Landscape Capacity Assessment does not set out the number of dwellings that could be provided, the examiner's modifications to NDP policy SDB1 (General Features) include that the site must provide <u>up to 110 dwellings, subject to the outcome of technical studies.</u></p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>

Respondent ref	Respondent	Comments	Council response
		<p>Paragraphs 7 to 11 of schedule 4b identify a single examiner. In this instance, Examiner Humphreys was appointed the sole Examiner of the SMNP, and if the Council progress on the proposed modifications then this matter should be referred back to Examiner Humphreys for further consideration.</p>	
SMNDP12	Highways England (Beata Ginn)	<p>Thank you for your e-mail dated 2 March inviting Highways England to comment on Neighbourhood Planning - Stratfield Mortimer and Burghfield</p> <p>Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.</p> <p>We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN, in this case the M4 motorway.</p> <p>We have reviewed consultation and have no comments.</p>	<p>The comments are noted.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP13	Highways England (Glen Strongitharm)	<p><i>Response the same as SMNDP12.</i></p>	<p>See response to SMNDP12 above</p>
SMNDP14	Historic England	<p>Historic England considers that the Neighbourhood Plan meets the basic conditions and should, therefore, proceed to referendum.</p>	<p>The comments are noted.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>

Respondent ref	Respondent	Comments	Council response
SMNDP15	Andy Hulley	<p>I am not in agreement with the proposed recommendation that the SM NDP should progress to referendum for the following reasons.</p> <ul style="list-style-type: none"> • The SM NDP have ignored the independent examiners findings and continue to push for a one site development. • Over embellishment of the proposal suggests to the community that they <u>will</u> be getting a new school & surgery. • The environmental impact study does not support the NDP proposal. 	<p>The comments are noted.</p> <p>As part of the process for making NDPs, following the issuing of the examiner's report, a local planning authority must consider the examiner's report, decide which of the recommendations should be followed and publish its decision.</p> <p>The relevant legislation which governs the process for making NDPs (Schedule 4b of the Town and Country Planning Act 1990) (as amended) enables local planning authorities to propose to make a recommendation which differs from that recommended by the examiner as a result of new evidence.</p> <p>The NPPF makes it clear that the three elements of sustainability (social, economic and environmental) should not be considered in isolation but considered as a whole as they are mutually dependent.</p> <p>Whilst the Landscape Capacity Assessment recommended that two sites are considered further as potential housing sites, and only part of the allocated site, it is considered</p>

Respondent ref	Respondent	Comments	Council response
			<p>that there are other reasons why the allocated is suitable in other sustainability terms. These are that the site would include land for a new infant school and doctor's surgery, and that it was the preference of the local community that only one site is allocated within the village (see paragraph 102 of the examiner's report), and that the one site be the allocated site (see paragraphs 104-105 of the examiner's report).</p> <p>The examiner's report at paragraph 131 comments that the site promoter is "...contractually obliged by the option agreement that they have with the owner of The Site (the Englefield Estate) to provide gratis 1 hectare of land for the new school and surgery."</p> <p>NDP policy SDB1 (General Features) identifies that either a review or partial review of the allocation would be required if no progress has been made to secure the relocation of the infant school or doctor's surgery 5 years from the formal adoption date of the NDP. The examiner considered this policy within paragraph 196 of his report.</p>

Respondent ref	Respondent	Comments	Council response
			<p>The Landscape Capacity Assessment recommends that part of the allocated site is suitable for development. The examiner identified modifications that he would have made to policy SBD1 (General Features) .</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP16	Name withheld	<p>Thank you for allowing me to give my views on this proposal.</p> <p>I live on the West side of this site and will be impacted by any development.</p> <p>I am not against the development on MOR006, the referred to site, but am against the proposal of the 110 homes to be considered for this site.</p> <p>During the NDP consultation period I believe no one came to visit the total site to see what the landscape assessment might be. If one is to read the Inspector's (Richard Humphreys QC) report of 25th October 2016, he states the following:</p> <p>" clarification concerning residential site selection in the NDP</p> <p><i>68. This issue has caused me considerable concern, in particular in respect of the regard had to the landscape and visual impacts of the proposed development of the Site. By way of overview , it is clear to me in the light of all the evidence that no regard has been had by SMPC to</i></p>	<p>The comments are noted.</p> <p>Detail on the site visits that was undertaken by the examiner is set out in his report in paragraphs 109-113.</p> <p>As part of the process for making NDPs, following the issuing of the examiner's report, a local planning authority must consider the examiner's report, decide which of the recommendations should be followed and publish its decision.</p> <p>The relevant legislation which governs the process for making NDPs (Schedule 4b of the Town and Country Planning Act 1990) enables local planning authorities to propose</p>

Respondent ref	Respondent	Comments	Council response
		<p><i>2 relevant landscape assessments when resolving that The Site be allocated 110 dwellings. Regard was only had to the Historic Landscape Characterisation Sensitivity Map. Moreover, although the Steering Group was advised by one of its members to take the advice of a landscape architect, it did not do so."</i></p> <p>He also states later in his report:</p> <p><i>"108. Nevertheless, it is clear in my view that there has been a failure by the Parish Council / Steering Group when formulating, and consulting on, its proposals properly addressing the landscapes and visual impacts of the amount of development proposed for the Site and other potential sites."</i></p> <p>Mr Humphreys has on many occasions in his report used the phrase "up to 110" rather than specifying a particular number. This seems to imply his disregard for the proposed amount.</p> <p>For some reason the 110 target for new homes on this site seems to be intractable as far as the SMPC/NDP is concerned. Again in the Report from Richard Humphreys QC it states:</p> <p><i>"98. On 16th January 2015 Bell Corwell planning consultants provided suggested densities for possible sites. I understand that this document was used at, or at any rate informed the proposals presented to, the public exhibition in February 2015. I note that this suggested that 55-60 dwellings on the Site on 3.7 ha would be appropriate, although the SMPC/the Steering Group still put forward The Site for 110 dwellings."</i></p> <p>The further landscape assessment by Kirkham Landscape Planning Ltd whose report dated 26 January 2017 stated under the following paragraphs:</p>	<p>to make a recommendation which differs from that recommended by the examiner as a result of new evidence.</p> <p>The NPPF makes it clear that the three elements of sustainability (social, economic and environmental) should not be considered in isolation but considered as a whole as they are mutually dependent.</p> <p>Whilst the Landscape Capacity Assessment recommended that two sites are considered further as potential housing sites, and only part of the allocated site, it is considered that there are other reasons why the allocated is suitable in other sustainability terms. These are that the site would include land for a new infant school and doctor's surgery, and that it was the preference of the local community that only one site is allocated within the village (see paragraph 102 of the examiner's report), and that the one site be the allocated site (see paragraphs 104-105 of the examiner's report).</p> <p>With regard to the other issues raised in the response, it should be</p>

Respondent ref	Respondent	Comments	Council response
		<p>“Impact on key visual characteristics</p> <ul style="list-style-type: none"> • <i>Loss of views to the wider countryside from the footpath</i> • <i>Impact of extensive development on the skyline in views from the South</i> • <i>Potential Visual impact on views from Drury Lane and wider landscape</i> • <i>Loss of views to wooded ridgeline</i> <p>Impact on key settlement characteristics</p> <ul style="list-style-type: none"> • <i>Scale of development over the whole site would urbanise the settlement edge</i> • <i>Expansion beyond plateau settlement pattern</i> • <i>Scale of development over the whole site would be out of keeping with the settlement pattern contrary to LCA guidance”</i> <p>I am sure by now you will have read both reports and are wondering why both the Parish Council and Steering Group are still adamant for proposing the Referendum for 110 dwellings on this site. WBC have paid for two professional reports yet they still the wish to go against the recommendations, obviously the professional viewpoint is not good enough, they know better.</p> <p>On 26th January 2017 there was a Public Exhibition hosted by T A Fisher, the preferred developer and The Englefield Estate, the land owner of both sites, with plans shown for the 110 dwellings to be built on and divided between both MOR005 and MOR006. This provided a lesser density of housing on MOR006 more in line with the professionals’ figures referred to earlier. This was turned down by both the SMPC and Steering Group. If this could be accepted I would be happy to support this unreservedly.</p> <p>Please also consider the proposed school on MOR006. No</p>	<p>noted that the examiner recommended in his report that the NDP should not proceed to referendum based purely on there being no landscape evidence. Had it not been for the landscape issues he would have recommended that the NDP progress to referendum, albeit with modifications.</p> <p>The examiner’s report at paragraph 131 comments that the site promoter is “...<i>contractually obliged by the option agreement that they have with the owner of The Site (the Englefield Estate) to provide gratis 1 hectare of land for the new school and surgery.</i>”</p> <p>NDP policy SDB1 (General Features) identifies that either a review or partial review of the allocation would be required if no progress has been made to secure the relocation of the infant school or doctor’s surgery 5 years from the formal adoption date of the NDP. The examiner considered this policy within paragraph 196 of his report.</p> <p>The Public Exhibition was in relation to a proposed planning application and not part of the NDP</p>

Respondent ref	Respondent	Comments	Council response
		<p>development should be agreed until there is a firm commitment that the school be built. There is little enough room for current pupils so it is incumbent on you to ensure that at least that part of the infrastructure is in place first.</p> <p>All the above points need very careful consideration from the Planning Committee, please do not “just nod it through”. Hopefully common sense will prevail and you will not support the building of 110 dwellings on MOR006 a totally unacceptable development on that particular site. If you were to see it I feel you would agree.</p>	<p>consultation.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP17	Natural England	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Rights of Way, Access land, Coastal access and National Trails – Berkshire Circular Routes</p> <p>Paragraph 75 of the NPPF highlights the important of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on the any nearby National Trails. The National Trails website www.nationaltrail.co.uk provides information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.</p> <p>Natural England does not consider that this Stratfield Mortimer Neighbourhood Development Plan poses any likely risk or opportunity in relation to our statutory purpose, and so does not wish to comment further on this consultation.</p>	<p>The comments are noted.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>

Respondent ref	Respondent	Comments	Council response
		<p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>	
SMNDP18	South Oxfordshire District Council	Unfortunately South Oxfordshire will not be making comments on the NDP. As Stratfield Mortimer is neither adjacent or close to SODC boundary.	<p>The comments are noted.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP19	Sport England	<p>Thank you for consulting Sport England on the above neighbourhood plan.</p> <p>Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.</p>	<p>The comments are noted.</p> <p>The examiner recommended in his report that the NDP should not proceed to referendum and this was based purely on there being no landscape evidence. Had it not been for the landscape issues he would have recommended that the NDP progress to referendum, albeit with modifications.</p> <p>The representation does not raise any issues which would prevent the Council from making a final</p>

Respondent ref	Respondent	Comments	Council response
		<p>It is essential therefore that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 73 and 74. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land.</p> <p>Sport England's playing fields policy is set out in our Planning Policy Statement: 'A Sporting Future for the Playing Fields of England'. http://www.sportengland.org/playingfieldspolicy</p> <p>Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded. http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/</p> <p>Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 74 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.</p>	<p>recommendation that the NDP should proceed to referendum.</p>

Respondent ref	Respondent	Comments	Council response
		<p>Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work. http://www.sportengland.org/planningtoolsandguidance</p> <p>If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes. http://www.sportengland.org/facilities-planning/tools-guidance/design-and-costguidance/</p> <p>Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.</p> <p>In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for</p>	

Respondent ref	Respondent	Comments	Council response
		<p>people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.</p> <p>Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.</p> <p>NPPF Section 8: https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities</p> <p>PPG Health and wellbeing section: https://www.gov.uk/guidance/health-and-wellbeing</p> <p>Sport England's Active Design Guidance: https://www.sportengland.org/activedesign</p> <p><i>(Please note: this response relates to Sport England's planning function only. It is not associated with our funding role or any grant application/award that may relate to the site.)</i></p>	
SMNDP20	K. Tudgay	<p>As I have no computer like many people we don't get a chance, and by writing by hand as now to object to the referendum to go ahead.</p> <p>The so called new evidence in January 2017 produced by so called examiner his or hers viewing of the landscape must have been viewed through dark glasses and did not see the beauty of Stratfield proposed area. Why housing? This area of Berkshire is to crowded already. Just</p>	<p>The comments are noted.</p> <p>West Berkshire Council's adopted Core Strategy identifies Mortimer as a Rural Service Centre within the settlement hierarchy. It is therefore expected to see some growth over</p>

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		<p>many people working London so second housing. The housing will not be for local persons such as "Shinfield." So please leave us some countryside.</p>	<p>the Core Strategy period of 2006-2016.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP21	Paul Whiting	<p>I am writing to raise my concerns on the process that is being followed on the proposed development of 110 houses in Mortimer. First I understand that the Independent Landscaping Report proposal is being ignored in that the recommendation is that the land is not suitable for 110 houses, but a reduced number. Second there seems to be vested interest between members of the NDP, developer, council and land owners, this must be wrong and I think there needs to be transparency on this. Third, the proposed plan shows the affordable housing all grouped together, as we know this has been proved to cause problems on other developments. Finally I have objected before on the grounds that the village infrastructure will not take a development of this size, but have not had any response.</p> <p>I would appreciate some form of response from yourselves on these points.</p>	<p>The comments are noted.</p> <p>As part of the process for making NDPs, following the issuing of the examiner's report, a local planning authority must consider the examiner's report, decide which of the recommendations should be followed and publish its decision.</p> <p>The relevant legislation which governs the process for making NDPs (Schedule 4b of the Town and Country Planning Act 1990) (as amended) enables local planning authorities to propose to make a recommendation which differs from that recommended by the examiner as a result of new evidence.</p> <p>The NPPF makes it clear that the three elements of sustainability (social, economic and environmental) should not be considered in isolation but</p>

Respondent ref	Respondent	Comments	Council response
			<p>considered as a whole as they are mutually dependent.</p> <p>Whilst the Landscape Capacity Assessment recommended that two sites are considered further as potential housing sites, and only part of the allocated site, it is considered that there are other reasons why the allocated is suitable in other sustainability terms. These are that the site would include land for a new infant school and doctor's surgery, and that it was the preference of the local community that only one site is allocated within the village (see paragraph 102 of the examiner's report), and that the one site be the allocated site (see paragraphs 104-105 of the examiner's report).</p> <p>With regards to the other issues raised in the response, it should be noted that the examiner recommended in his report that the NDP should not proceed to referendum based purely on there being no landscape evidence. Had it not been for the landscape issues he would have recommended that the NDP progress to referendum, albeit with modifications.</p>

Respondent ref	Respondent	Comments	Council response
			<p>Chapter 12 of the NDP has regard to infrastructure, and an objective of the NDP is to provide the infrastructure services and amenities required in a modern rural parish. Policies IS1-IS6 have regard to the provision of infrastructure.</p> <p>Furthermore, NDP policy SDB1 (General Features) requires the allocated sites to include an area for community facilities to be used for the relocation of the infant school and a new doctor's surgery.</p> <p>The representation does not raise any issues which would prevent the Council from making a final recommendation that the NDP should proceed to referendum.</p>
SMNDP22	Judy Winter	<p>This is an ill thought out proposal which does not have the requisite existing infrastructure to support the new occupants of another 110 houses in our village.</p> <p>On top of which, The District Council have recently given planning permission for an extra 17 houses on the Fairwinds and Tower House sites (The Street), at an entrance to the proposed MOR 006 land. This will result in a total of 127 houses extra in the Mortimer Common village.</p> <p>I have set out in detail, my reasons on 3 separate sheets attached to this email, marked 1 to 3.</p>	<p>The comments are noted.</p> <p>It should be noted that the examiner recommended in his report that the NDP should not proceed to referendum based purely on there being no landscape evidence. Had it not been for the landscape issues he would have recommended that the NDP progress to referendum, albeit with modifications.</p> <p>The examiner's report at paragraphs</p>

Respondent ref	Respondent	Comments	Council response
		<p>It is all very well for Government Dept's to produce that x-no of new properties must be built in certain areas, but if those areas cannot physically cope with the extra housing, it is surely more sensible to go back to the Government Dept for an amendment, than to "plough-on" to referendum regardless.</p> <p><u>GUIDELINES FOR OPPOSING THE PLANNED NEW DEVELOPMENT TO W.BERKS COUNCIL</u></p> <p>This village does not have the infrastructure to support the occupants of another 110 houses.</p> <p><u>Schooling</u>: The infant's school is already at capacity. The proposed builders have allocated an area for a new, larger school to be built on the site. However West Berks council have stated quite clearly that they do not have the funds available to build this project.</p> <p><u>Doctor's Surgery</u>: The proposed Builders have also allocated an area for a new larger Surgery to be built on the site. However, the Doctors have made it clear that they have no intention of moving from their currently owned and purpose built site, and that the additional Number of patients would not be enough to warrant NHS payment of another Doctor. Therefore the extra patients would have to be absorbed into the already often overstretched system currently in place on Victoria Road. The Development Plans show SIGN'S of "children crossing" and "a white cross", suggesting that the need for larger Schooling and Medical facilities for the proposed increased population has been addressed, whereas in reality, only SPACE has been allocated. The buildings are NOT going to materialise, and, further, in 5 years' time, these VACANT areas will revert to more "housing plots".</p> <p><u>Water</u>: Following the severe problems that the Fire Dept. had in dealing</p>	<p>132, 133 and 135 consider the new school, and it is not stated that the Council do not have the funds available.</p> <p>The examiner's report makes no reference to the doctors of the existing GP surgery not wanting to relocate.</p> <p>NDP policy SDB1 requires that an integrated water supply and drainage strategy is provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and wastewater, both on and off site. Development will have to be occupied in line with this strategy.</p> <p>The examiner considered highway access within his report at paragraphs 170-172.</p> <p>West Berkshire Council's Housing Site Allocations DPD sets out parking standards which any future planning application would have to comply with.</p> <p>The representation does not raise any issues which would prevent the Council from making a final</p>

Respondent ref	Respondent	Comments	Council response
		<p>with a recent incident at Wokefield Park, Thames Valley Water Board has made it dear that they cannot currently provide the extra pressure required for the additional new houses</p> <p><u>Sewage</u>: We have also been made aware that the Sewage plant on the Grazeley Road, which currently serves our village, does not have the capacity to deal with the extra houses. Whilst these latter two services can presumably be increased, the money has to come from somewhere. W. Berks. Council is in dire straits financially (cutting back on Libraries etc). The proposed builders have not offered to foot the bills, and that leaves us – The Tax Payers!! Our latest tax-bill already shows a significant annual rise.</p> <p><u>Traffic</u>: The access point for the proposed development is onto the main road in the centre of the village, very close to the access point of the Infant's School. This area is already a frequent bottleneck at certain times of day, especially at the start and end of school, an activity in the Community Centre, or a service in the Church. This is a very busy road, being the main access to Reading and the M4 from Tadley and AWE at Aldermaston. The addition of another 200 + cars trying to gain access to the road, especially in the a.m. for work and school does not bode well for safety, and further congestion in a small rural village.</p> <p><u>Parking</u>: The parking in the village is already inadequate. Traffic regularly overflows onto the side-roads, and the congestion down at the Station is appalling. The addition of the residents of another 110 houses, all getting involved in village activities will be an accident waiting to happen.</p> <p><u>NDP</u>: This self-appointed, un-elected committee are determined to get this development passed, and have been quite verbally threatening to the villagers in meetings to discuss the development topic, repeatedly saying that if we don't agree to their proposals, the alternative will be</p>	<p>recommendation that the NDP should proceed to referendum.</p>

Respondent ref	Respondent	Comments	Council response
		<p>much worse for us all. The initial questionnaire sent out to all the residents was felt to be very biased and leading in its wording. They have been extremely low-key in advertising meetings, and deadlines, and many villagers were unaware of a lot of the process, and feel it has been a "done deal" from the beginning. Certain members of the Committee are known to have close allegiance with the Landowner's estate, and the Developers, and 1 or 2 have recently had to stand down due to vested interests. Sadly too late. Ironically none of the NDP members live near their chosen site!</p> <p><u>Independent Report:</u> W. Berks council called for this and a Q.C. spent several days in the village, looking at sites, speaking to NDP and villagers alike as he wished. The outcome was felt a very fair analysis which sensibly was NOT in favour of such a large development in the centre of a small village. He recommended instead, several smaller developments around the perimeters of the village, adding also that the current site would have a significantly negative impact on the many properties that currently abut it.</p> <p>Unsurprisingly, this wasn't what the NDP wanted to hear, and so, they have virtually ignored it. This report by a professional, experienced, and totally independent assessor has cost us, the taxpayers a sum in the region of £25,000.00!!</p> <p><u>The Site:</u> This is a large area of very natural beauty, with footpaths to allow villagers and visitors alike to enjoy the peace and far reaching views on their doorstep. The field "Malthouse Lane" has a long history of being farmed with Barley to supply the original Malthouse and Brewery within the village. Although no longer used for this purpose, the Farmer continues to grow Barley here, and the crop, through from sowing to harvesting, is a joy to behold. This farming and surrounding habitat also attracts many species of wildlife, including Deer, Kites and Barn owls. If this is developed, all that will remain is a footpath past a</p>	

Respondent ref	Respondent	Comments	Council response
		<p>very large housing estate!!</p> <p>Summary: This village, unlike surrounding sprawling areas such as Burghfield, Aldermaston, and Tadley, is a very small and compact community.</p> <p>The infrastructure really cannot support an additional 110 houses anywhere, but if Government states that that is what we have to have, then surely the Assessors advice of 4 or 5 smaller developments of approx., 20 houses apiece around the perimeter of the village is a much more sensible idea.</p>	
SMNDP23	Martin Winter	<p><i>Comments submitted on 17 March 2017:</i></p> <p>Comments the same as SMNDP23 above.</p> <p><i>Comments submitted on 7 March 2017:</i></p> <p>We refer to Bettina Kirkham's Report and note that that address of site MOR006 is shown incorrectly twice at the start of the report on pages one and two.</p>	<p>The comments are noted.</p> <p>See response to SMNDP22.</p> <p>In relation to the comments submitted on 7 March, the address of the site that has been used is the address given to West Berkshire Council by the site promoter when the site was submitted as part of the Strategic Housing Land Availability Assessment.</p>

Property Investment Strategy

Committee considering report:	Council
Date of Committee:	9 May 2017
Portfolio Member:	Councillor Dominic Boeck
Date Portfolio Member agreed report:	21 March 2017
Report Author:	Richard Turner
Forward Plan Ref:	C3283

1. Purpose of the Report

- 1.1 To provide a formal policy for the acquisition of commercial investment properties that will provide a balanced investment portfolio from which WBC can derive a long term, sustainable revenue stream.
- 1.2 To convey the key elements and seek approval to the implementation of a Property Investment Strategy.
- 1.3 To seek approval to the formal governance arrangements for the acquisition and disposal of commercial investment property and ongoing management of the investment portfolio.
- 1.4 To agree the acquisition and disposal of building assets up to a value of £10M by way of Delegated Authority.

2. Recommendations

- 2.1 The Council resolves:
 - (1) To approve the Property Investment Strategy (set out in appendix C) as an addendum to the Council's Investment and Borrowing Strategy 2017/2018.
 - (2) To delegate to the Head of Legal Services in consultation with and having received agreement from the Property Investment Board to purchase investment property in accordance with the above Strategy up to a maximum of £10 million per transaction.
 - (3) To delegate to the Head of Legal Services in consultation with and having received agreement from the Property Investment Board to dispose of property in accordance with the above Strategy up to a maximum of £10 million per transaction.
 - (4) To delegate to the Head of Finance and Property in consultation with the Portfolio Holder for Property, authority to appoint suitable consultants in accordance with the Contract Rules of Procedure (Part 11 of the Constitution).

3. Implications

3.1 **Financial:** An increased level of borrowing to increase the capital programme by £50m allowing the purchase of commercial investment property.

Within the cost modelling there is expected to be allowance for the appointment of external property agents.

The strategy will be an addendum to the Treasury Management Strategy for the new financial year (2017/2018) and is in accordance with the Local Government Act 2003 and CIPFA's Prudential Code and Code of Practice for Treasury Management.

3.2 **Policy:** Introduction of a new formal Strategy.

3.3 **Personnel:** Property Services is to lead on both the acquisition of property and ongoing management of the portfolio. Although it is proposed to structure it such that the appointed external property consultants take on significant duties, there remains the potential for future impact on workload and resource for the Property Services team.

The acquisition process and ongoing management of the property portfolio will involve both Legal Services and Finance staff members.

3.4 **Legal:** In relation to the legal powers and implications please refer to the detailed legal implications within Appendix A – Supporting Information.

3.5 **Risk Management:** The Strategy document considers risks associated with property investment which include, non payment of rent, non renewal of lease resulting in void periods, unplanned capital cost, market forces influenced by wider economic impact.

3.6 **Property:** This strategy will significantly add to the investment property portfolio. The Property Services team will manage both the acquisition process and the ongoing management of the portfolio, making use of external consultant agents.

3.7 **Other:** None identified.

4. Other options considered

4.1 A 'do nothing' option brings no improvement in income generation and revenue streams and does not contribute to improved financial certainty for WBC.

5. Executive Summary

- 5.1 Traditionally local authority property acquisition has been for the direct purpose of operational delivery of services. However increasing financial pressures combined with significantly reduced resources means that West Berkshire Council needs to consider the potential opportunities available to it to generate new revenue income streams through property investment.
- 5.2 This report proposes the introduction of a formal Property Investment Strategy to agree the framework within which WBC will acquire commercial investment property.
- 5.3 The return on investment expected from the acquisition of commercial property is based on Public Works Loan Board 50 year maturity certainty rates at 2.53%, showing a surplus income of £954,280 (1.91%) on £50m invested from a yield of 6% (fully invested). See appendix E for data on Return on Investment.
- 5.4 The acquisition of investment properties is intended to be made directly by West Berkshire Council, which offers financial benefit in terms of:
- (1) The property acquired is the Transfer Of a Going Concern (TOGC) and thus no VAT arises for the purchase. There may be cases where the Seller elects that VAT applies in which case the Council will recoup the VAT.
 - (2) No capital gains tax is payable on the capital increase in value;
 - (3) No corporation tax is payable.

The acquisition will be subject to Stamp Duty Land Tax (SDLT) and fees associated with the consultants acting for WBC in the acquisition process.

- 5.5 Jones Lang LaSalle (JLL) property consultant has been appointed by WBC to offer detailed proposals for the content and form of the Property Investment Strategy. The formal strategy proposed by JLL is attached as appendix C to this report. Supporting JLL report is in appendix D of this report.
- 5.6 The Business Case for investment in commercial property for the purposes of income generation is:
- (1) Powers within legislation affording local authorities the opportunity to borrow and invest for the prudent management of the Council's financial affairs and in this context acquisition of property for investment purposes;
 - (2) Performance of property investments set against the level of borrowing WBC benefits from expected that the investment return will be in excess of the opportunity cost of capital and thus profitable.
 - (3) Expected and proven performance of commercial real estate over time to produce strong returns with consistent income returns.

- 5.7 The Property Investment Strategy conveys the investment criteria to be used in the acquisition of individual commercial properties.

Key elements of these criteria include balancing the proportion of asset types, sectors (eg – retail, office, warehouse, etc.), lot size and location.

Other investment attributes considered are the terms of existing leases, rent review allowances and building condition.

- 5.8 It is expected that up to £50m be fully invested subject to availability of properties in approximately 12 to 18 months from commencement.
- 5.9 To ensure a swift decision making process, critical in property acquisition, the process for acquisition of an individual property is based on the Delegated Authority of the Head of Legal Services having first consulted and received the approval of a Property Investment Board.
- 5.10 The Property Investment Board (PIB) is to act as the formal governance for the acquisition, disposal and ongoing management of the investment portfolio.
The PIB will be an Officer and Member forum which will receive recommendations from Officers on individual acquisitions and disposals as well as quarterly reports including an annual review of the investment portfolio.
- 5.11 In circumstances where a property does not comply with the selection criteria or is beyond the budget scope, but the recommendation is to progress with the sale, a recommendation will be brought to the Property Investment Board and if approved to proceed, will be brought to the Executive to consider the purchase.
- 5.12 By its very nature property investment whilst offering reward also carries inherent economic and market risks. Risks can include void periods created by non renewal of leases, non payment of rent, unplanned capital costs and market conditions impacted by the wider economy.
- 5.13 The Client Side duties will be conducted for WBC through its Property Services Team, acting as an 'informed client', using in house knowledge to oversee both the acquisition and estate management, strongly supplemented by external property consultant expertise for elements beyond the skills and knowledge of WBC.
- 5.14 Duties of the Property Services Team will include:
- (1) Recording and maintaining property data;
 - (2) Appointing and performance managing external consultants;
 - (3) Preparing written reports for the Property Investment Board;
 - (4) Attending Property Investment Board meetings;
 - (5) Liaising with WBC colleagues within Finance and Legal Services.
- 5.15 Duties of the external consultant will include:
- (1) *Investment advisor (acquisitions)*
sourcing properties, market intelligence, analysis of compliance with strategy, due diligence.
 - (2) *Investment Advisor (Manager)*
Attend WBC Property Investment Board meetings, produce quarterly and annual reports, provide market research, interface with property manager, liaise with valuers.
 - (3) *Property Manager*
Rent and service charge collection, site inspections, statutory compliance, tenant liaison.
- 5.16 WBC Property Services team will take overall responsibility for the management of the processes associated with the Property Investment Strategy and for the appointment and performance management of external consultants.

- 5.17 The portfolio will be subject to review annually to consider performance of each asset, any change in risk profile, market update, re-assessment of the selection criteria and consideration of the holding period for properties.

6. Conclusion

- 6.1 It is proposed, subject to increased borrowing, to invest in a minimum of £25m and up to £50m of commercial property assets in accordance with the requirements of the Property Investment Strategy prepared by Jones Lang LaSalle (JLL), estimated to achieve full investment in approximately twelve to eighteen months.

7. Appendices

- 7.1 Appendix A - Supporting Information
- 7.2 Appendix B – Equalities Impact Assessment
- 7.3 Appendix C – Property Investment Strategy (JLL document)
- 7.4 Appendix D – Property Investment report (JLL document)
- 7.5 Appendix E – Property Investment – Estimated rate of return
- 7.6 Appendix F - Property Investment – Acquisition process flow chart

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Property Investment – Supporting Information

1. Introduction/Background

- 1.1 Traditionally local authority property acquisition has been for the direct purpose of operational delivery of services. However, as a result of the increasing financial challenges facing local government it was considered that the Council should consider the potential opportunities available to it to generate new revenue income streams through property investment.
- 1.2 West Berkshire Council through its Corporate Programme Board resolved to examine in detail the opportunities available to it through a programme of strategic property purchases enacted through a Property Investment Strategy.
- 1.3 This report outlines the Property Investment Strategy which it is recommended that the Council adopt.
- 1.4 The Strategy focuses on the outright acquisition of Commercial Property by West Berkshire Council for the direct benefit of bringing increased revenue streams from these properties over the long term.
- 1.5 West Berkshire Council may also engage in the acquisition of property for operational uses, for example to deliver housing need or through joint ventures. However such acquisitions do not form part of this Property Investment Strategy.
- 1.6 The Capital Programme refresh and Investment and Borrowing Strategy 2017/18 expressed a recommended increase in borrowing limit to accommodate an increase in the capital programme of £50m to enable property acquisition through this investment strategy (note – there may be additional capital allocation for investments outside of this strategy).
- 1.7 The Property Investment Strategy will be structured to invest a minimum of £25m rising to £50m.
- 1.8 To progress toward the creation and implementation of a Property Investment Strategy, WBC has appointed Jones Lang LaSalle (JLL) to offer professional advice on the content, form and structure of a suitable investment strategy.
- 1.9 The proposed strategy by JLL is attached with this report in Appendix C. Additionally a JLL report on the background to the content of the Strategy is in Appendix D.

2. Supporting Information

Business Case

- 2.1 The proposal for the acquisition of commercial property for purposes of revenue income is based on the following key Business Case principles:

(1) Financial benefits through competitive borrowing available to LA's

WBC Medium Term Financial Strategy states the need for WBC to close the gap between expenditure and income including by means of income generation.

It is expected the management of a balanced commercial property portfolio, acquired through affordable, sustainable and value for money means from capital borrowed through the Public Works Loans Board (PWLB), will meet the objectives of WBC.

With the acquisition of property investments set against the level of borrowing WBC benefits from (being favourable compared with the private sector financing rates), it is expected that the investment return will be in excess of the opportunity cost of capital and thus profitable.

Appendix E of this report offers financial information on the expected rate of return on the investment.

(2) Long term performance of property when compared with other forms of investment.

Over time, commercial real estate has produced strong returns with low volatility compared to other investment classes and has generated consistent income returns.

This is supported by examples of Local Authorities which have already approved formal commercial property acquisition strategies and are currently benefitting from incomes streams from these investments. A few examples include:

- Bracknell Forest Council
- Surrey County Council
- Portsmouth City Council
- Epsom & Ewell Borough Council
- Hampshire County Council
- Sevenoaks District Council

The level of investment and strategy adopted by the different local authorities is determined by factors such as the size of the organisation and financial capacity to invest.

For example Portsmouth City Council has invested a total of £117,500,000 in the space of a calendar year, mainly in industrial and retail property.

More aligned with WBC's proposed strategy, Bracknell Forest Council has invested £40m. £15m has been invested this calendar year. These investments are purchased through delegated authority to the Chief Executive upon the approval of an investment board. Investments are made directly by the Council.

(3) Powers within Legislation

Powers within legislation affording local authorities the opportunity to borrow and invest for the prudent management of the Council's financial affairs and in this context acquisition of property for investment purposes.

The legal implications are discussed in more detail later in this document in sections 2.27 to 2.30

Return on Investment

- 2.2 Appendix E of this report indicates the estimated annualised cost of borrowing and return on investment for an investment of both £25m and £50m.
- 2.3 The return on investment is based on Public Works Loan Board 50 year Maturity Certainty Rates at 2.53% (taken at 23 February 2017).
- 2.4 Once fully invested (twelve to eighteen months) from a yield of 6% this offers a potential surplus income of £463,997 (1.86%) on £25m and £954,280 (1.91%) on £50m invested.
- 2.5 The acquisition of investment properties is intended to be made directly by West Berkshire Council, which offers financial benefit in terms of:
- (1) The property acquired is the Transfer Of a Going Concern (TOGC) and thus no VAT arises for the purchase. There may be cases where the Seller elects VAT then the Council would be able to recoup it.
 - (2) No capital gains tax is payable on the capital increase in value;
 - (3) No corporation tax is payable.

The acquisition will be subject to Stamp Duty Land Tax (SDLT) and fees associated with the consultants acting for WBC in the acquisition process.

Investment criteria

The JLL strategy proposes the following key investment criteria:

- 2.6 It is proposed to invest up to a total of £50m of capital, in commercial property with a minimum individual property value of £3m and maximum value of £10m spread across core, core plus and opportunistic asset types and spread across the different sectors (eg: retail, office, and industrial) from anywhere within the United Kingdom.
- 2.7 Investment is proposed UK wide including within West Berkshire Council's own area. No more than 35% will be in any single region and limited to no more than 25% in any single town/city (once fully invested).
- 2.8 The proposed strategy further balances the risks by ensuring investment in sector and lot size are within a limited percentage of the overall investment.
- 2.9 In addition to meeting the above key criteria a number of other considerations will be used in the selection of a property including building condition, lease terms and rent reviews.

Acquisition process

- 2.10 When considering the acquisition process, the following options have been considered:
- (1) By way of delegated authority resting entirely with an external organisation/consultant acting for the Client, determining how the investment is made and completing acquisitions without further input of the Client.

This is not proposed owing to increased cost for professional fees as well as lack of control by WBC as client particularly with property investment being a new activity for WBC.

- (2) All activity being conducted entirely in house without the input of any specialist professional external support.

This is not proposed as WBC does not currently have the detailed expertise or market knowledge. Additionally this option would impact on time and resource.

- (3) Further option is to act as an ‘informed client’ with overall responsibility in-house but utilising specialist property consultants, with acquisition decisions signed off entirely through the Delegated Authority of an individual within WBC.

This is not proposed owing to the individual risk of significant investments and the lack of Member involvement in the investments.

- (4) The preferred option is for WBC to act as an ‘informed client’ with overseeing the acquisition process being internal, utilising specialist property consultants. The decision process would be by way of Delegated Authority, following the full involvement and approval of a Property Investment Board (see Governance)

2.11 Through discussion within WBC and consultation with JLL on acquisition processes, a flowchart is attached as appendix F to this report showing the stages within the acquisition process. In summary the key elements are:

- (1) The WBC appointed property agent will conduct an assessment of the property for compliance with the WBC Strategy and issue to WBC Property Services;
- (2) If recommended for approval, a report with recommendation will be issued by the WBC Property Services Manager to the members of the Property Investment Board (PIB). If satisfied to progress the PIB will approve the acquisition of the individual property. Upon approval Property Services will instruct the property agent to carry out formal negotiations with the sellers agent and if successful offer final acquisition report;
- (3) Final Delegated Authority will then be sought from the Head of Legal Services.
- (4) The sale will proceed to completion.

2.12 It is expected that, based on an investment of £50m and subject to property availability WBC would be fully invested in approximately 12 to 18 months from commencement.

Governance and Reporting

2.13 Formal governance of both the acquisition process and the ongoing management of the invested commercial property portfolio is to be through a Property Investment Board (PIB).

2.14 The PIB terms of reference will include the following:

- (1) To make recommendation to approve or reject the proposal to progress with the acquisition of an individual property;
- (2) To make the recommendation to approve or reject the proposal to progress with the disposal of an individual property;

- (3) To receive quarterly performance reports (including an Annual Review report) conveying information on acquisitions, costs, total capital commitment and performance of the investment;
- (4) To make decisions having received recommendations in quarterly or annual review reports.

2.15 The PIB is to be a joint Officer and Member board formed from the following:

- (1) The Corporate Director – Economy and Environment (Chair) (or substitute)
- (2) The Head of Finance and Property (or substitute)
- (3) The Head of Legal Services (or substitute)
- (4) Executive Portfolio Holder for Finance (or alternative Executive member)
- (5) Executive Portfolio Holder for Property & Assets (or alternative Executive member)

Reporting Officers to the PIB will be the Property Services Manager and the external consultant property agent.

2.16 The members of the PIB or their substitute will collectively be responsible for the recommendations made by them having received reports.

2.17 By preference the PIB would meet to consider reports but where circumstances require it, the PIB can meet 'virtually' to consider reports and make recommendations.

2.18 The annual review of the investment property portfolio is to align with the annual reporting for the capital programme and capital programme refresh.

2.19 The budget manager allocated to the capital budget for property acquisition will report to the Capital Strategy Group in accordance with established reporting processes (quarterly budget monitoring and Corporate Directors Reports).

2.20 It is further proposed that following the submission of quarterly reports to the PIB, a report is to be offered to Corporate Board for information.

The Client role

2.21 WBC Property Services Team will oversee the acquisition process and acquired assets as an *informed client*, drawing on both its own internal knowledge and resources supplemented with external advisers offering specialist services for activities that are outside of WBC area of expertise.

2.22 Duties of the Property Services Team will include:

- (1) Recording and maintaining property data;
- (2) Appointing and performance managing external consultants;
- (3) Preparing written reports for the Property Investment Board;
- (4) Attending Property Investment Board meetings;
- (5) Liaising with WBC colleagues within Finance and Legal Services.

2.23 The WBC Property Services Team will be responsible for the acquisition process and ongoing responsibility for the portfolio once invested.

2.24 The Property Services Manager will be the Officer with principle responsibility for offering internal resource/services and for the appointment and performance

management of the agreed external specialist consultants, necessary to manage the acquisition process and long term ongoing management of the assets.

- 2.25 The acquisition, disposal and management of the invested portfolio will also require additional service input from other WBC teams, principally that of legal services and financial services.
- 2.26 In both the acquisition of properties and ongoing management of the investment property portfolio, Property Services will appoint an external agent to:
- Seek property opportunities, initial scrutiny and recommendation;
 - Carry out negotiations and bidding for individual properties;
 - Conduct the acquisition process to completion;
 - Independent valuations and rent reviews.
- 2.27 With strong governance from the PIB, it is expected that sufficient levels of Client input and control will be in place to make informed decisions for WBC.

Legal implications

- 2.28 Specific powers relating to setup of the Property Investment Strategy:
- (1) Sections 1 and 12 of the Local Government Act 2003 affords the Council broad powers allowing it to invest and to borrow, in each case either for purposes relevant to the performance of any of their functions or generally for the prudent management of their financial affairs.
 - (2) Under Section 120 of the Local Government Act 1972 the Council may also acquire property by agreement located either inside or outside of their district for the purposes of any of their functions, including their investment functions, or otherwise for the benefit, improvement or development of their area.
 - (3) Under section 111 of the Local Government Act 1972 the Council may also take any action (whether or not involving the expenditure, borrowing or lending of money or the acquisition or disposal of any property or rights) which is calculated to facilitate, or is conducive or incidental to, the discharge of any of their functions, which would again include their investment functions.
 - (4) Under section 1 of the Localism Act 2011, the General Power of Competence (GPC) the Council is allowed to invest in property or to hold property assets for a return and if this is essentially an activity for a commercial purpose then it cannot be undertaken directly by the Council under section 4 of the Localism Act 2011 but would need to be carried out through a company.
- 2.29 In exercising its powers under Section 1 and 12 of the Local Government Act 2003 the Council should have regard to DCLG Guidance on Local Government Investments (Guidance). The Guidance advocates the preparation of a prudent investment policy which the Council will be expected to follow in its decision making process unless a sensible and cogent reason is articulated for departing from it. The Guidance defines a prudent investment policy as having two objectives: achieving first of all **security** (protecting the capital sum from loss) and then **liquidity** (keeping the money readily available for expenditure when needed) followed by **yield**.

- 2.30 In relation to investment and borrowing functions (see 2.22(1) above) the Council needs to ensure that any actions in connection with the property investment are reasonable and proportionate and for proper purposes consistent with the Council's prudential regime and its investment strategy. Investment decisions also need to be taken mindful at all times the Council's fiduciary duties to ensure the sound management of public finances.
- 2.31 Post implementation of the Property Investment Policy
- (1) Legal due diligence will be required on all property acquisitions to include a review of title and ownership and searches and enquiries of the vendor in order to ascertain relevant liabilities and restrictions connected with the subject property.

The results of the legal enquiries and any associated risks should be considered prior to any decision to enter into contract.
 - (2) On any sale of an investment property the Council will be required to obtain best consideration in accordance with s123 of the Local Government Act 1972. Usually this will be achieved by placing the property onto the open market or otherwise in respect of a sale agreed off market, demonstrating by way of professional valuation that it is achieving no less than market value for the property.

3. Proposals

- 3.1 It is proposed to implement the Property Investment Strategy to enable the progression with the acquisition of commercial properties.
- 3.2 It is proposed to conduct the acquisition of property in accordance with the delegated authority process detailed within the Strategy (having consulted and received the approval of the Property Investment Board) and within the Scheme of Delegation as set out in the recommendation of the report.
- 3.3 It is proposed to delegate to the Head of Finance and Property in consultation with the Portfolio Holder for Property authority to appoint suitable consultants in accordance with the Contract Rules of Procedure (Part 11 of the Constitution).
- 3.4 It is proposed to manage any acquired investment properties within the property portfolio, managed by the Assets team, Property Services.

4. Conclusion

- 4.1 Based on the business case for the acquisition of commercial property as a long term revenue income stream, it is recommended that WBC proceed with such acquisition of a balanced investment property portfolio (giving regard to minimising risk) in accordance with the Property Investment Strategy.

5. Consultation and Engagement

- 5.1 Professional input has been received from Jones Lang LaSalle (JLL), professional property consultants in preparing this report and the Property Investment Strategy.
- 5.2 The content of this report has involved consultation with WBC officers including from Finance and Legal Services.

Subject to Call-In:

Yes: No:

The item is due to be referred to Council for final approval
Delays in implementation could have serious financial implications for the Council
Delays in implementation could compromise the Council's position
Considered or reviewed by Overview and Scrutiny Management Commission or associated Task Groups within preceding six months
Item is Urgent Key Decision
Report is to note only

Wards affected:

No specific ward is impacted by this report

Strategic Aims and Priorities Supported:

The proposals will help achieve the following Council Strategy aim:

MEC – Become an even more effective Council

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

MEC1 – Become an even more effective Council

Officer details:

Name: Richard Turner
Job Title: Property Services Manager
Tel No: 01635 3653
E-mail Address: Richard.turner@westberks.gov.uk

Equality Impact Assessment - Stage One

We need to ensure that our strategies, policies, functions and services, current and proposed have given due regard to equality and diversity as set out in the Public Sector Equality Duty (Section 149 of the Equality Act), which states:

- “(1) A public authority must, in the exercise of its functions, have due regard to the need to:**
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;**
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; This includes the need to:**
 - (i) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;**
 - (ii) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;**
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it, with due regard, in particular, to the need to be aware that compliance with the duties in this section may involve treating some persons more favourably than others.**
- (2) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.**
- (3) Compliance with the duties in this section may involve treating some persons more favourably than others.”**

The following list of questions may help to establish whether the decision is relevant to equality:

- Does the decision affect service users, employees or the wider community?
- (The relevance of a decision to equality depends not just on the number of those affected but on the significance of the impact on them)
- Is it likely to affect people with particular protected characteristics differently?
- Is it a major policy, or a major change to an existing policy, significantly affecting how functions are delivered?
- Will the decision have a significant impact on how other organisations operate in terms of equality?
- Does the decision relate to functions that engagement has identified as being important to people with particular protected characteristics?
- Does the decision relate to an area with known inequalities?
- Does the decision relate to any equality objectives that have been set by the council?

Please complete the following questions to determine whether a full Stage Two, Equality Impact Assessment is required.

What is the proposed decision that you are asking the Executive to make:	To approve the Property Investment Strategy.
Summary of relevant legislation:	Local Government Act 1972 Local Government Act 2003 Localism Act 2011
Does the proposed decision conflict with any of the Council’s key strategy priorities?	No
Name of assessor:	Richard Turner
Date of assessment:	20 March 2017

Is this a:		Is this:	
Policy	Yes/No	New or proposed	Yes/No
Strategy	Yes/No	Already exists and is being reviewed	Yes/No
Function	Yes/No	Is changing	Yes/No
Service	Yes/No		

1. What are the main aims, objectives and intended outcomes of the proposed decision and who is likely to benefit from it?	
Aims:	To generate new long term revenue income streams
Objectives:	To purchase investment properties and manage those properties to achieve the aims.
Outcomes:	To achieve new revenue income for the benefit of operational services of WBC.
Benefits:	To bring more certainty of budget and self sufficiency for the benefit of West Berkshire residents.

2. Note which groups may be affected by the proposed decision. Consider how they may be affected, whether it is positively or negatively and what sources of information have been used to determine this.

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

Group Affected	What might be the effect?	Information to support this
Age	None	
Disability	None	
Gender Reassignment	None	
Marriage and Civil Partnership	None	
Pregnancy and Maternity	None	
Race	None	
Religion or Belief	None	
Sex	None	
Sexual Orientation	None	
Further Comments relating to the item:		

3. Result	
Are there any aspects of the proposed decision, including how it is delivered or accessed, that could contribute to inequality?	Yes/No
Will the proposed decision have an adverse impact upon the lives of people, including employees and service users?	Yes/No

If your answers to question 2 have identified potential adverse impacts and you have answered ‘yes’ to either of the sections at question 3, or you are unsure about the impact, then you should carry out a Stage Two Equality Impact Assessment.

If a Stage Two Equality Impact Assessment is required, before proceeding you should discuss the scope of the Assessment with service managers in your area. You will also need to refer to the [Equality Impact Assessment guidance and Stage Two template](#).

4. Identify next steps as appropriate:	
Stage Two required	No
Owner of Stage Two assessment:	
Timescale for Stage Two assessment:	

Name: Richard Turner

Date: 20 March 2017

Please now forward this completed form to Rachel Craggs, Principal Policy Officer (Equality and Diversity) (rachel.craggs@westberks.gov.uk), for publication on the WBC website.

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West Berkshire Council

Property Investment Strategy

Prepared by

Jones Lang LaSalle

March 2017

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Introduction

This document has been prepared by Jones Lang LaSalle (JLL) for West Berkshire Council (WBC) and its Members.

It sets out the investment strategy and criteria to be adopted by West Berkshire Council to meet its objectives of creating a balanced property investment portfolio, from which to derive a long term, sustainable revenue stream.

The target investment is stated as being a minimum of £25m rising to potentially £50m plus. JLL have adopted this target range in developing the property investment strategy for West Berkshire Council as provided herein.

Please note that all yields referred to in this report (unless otherwise stated) are net of purchase costs and exclude the cost of debt.

JLL is a leading specialist property advisor covering both capital and occupational markets across the UK and is regulated in the conduct of its business by the Royal Institution of Chartered Surveyors (RICS).

Core Objectives

Set out below are the core objectives of the investment strategy:

- ❖ **To invest in commercial property to generate a sustainable and predictable income return**
- ❖ To acquire standing commercial property investments that generate an immediate income, through being let on commercial terms, or from properties which are contracted to be let
- ❖ To provide an income yield (return) with a clear margin over the cost of capital, in a form which is sustainable, and has the potential to increase through future rental growth
- ❖ To achieve an even balance of risk and return through portfolio diversification
- ❖ To acquire investment grade properties possessing characteristics that retain liquidity and preserve capital (notwithstanding market movement)

Investment Strategy

The strategy is defined in two sections:

Section 1 details the core strategic investment policy to be adopted by West Berkshire Council.

Section 2 details the investment guidelines to be used by the Investment Board and the Investment Advisor to assess the merits of a given investment and to create a balanced property investment portfolio with intrinsic risk diversification.

Section 1 – Investment Policy

The West Berkshire property investment policy is structured according to the following core principles:

- ❖ Investments to be made in direct commercial real estate
- ❖ UK wide target market to include West Berkshire Council area
- ❖ Investments to be purchased freehold, with good and assignable legal title. Leaseholds only considered where held under long leases at a peppercorn or low fixed rent
- ❖ Institutional grade income producing properties to be acquired, let on conventional lease terms and secured against good to strong covenants (Standard & Poor’s credit rating BBB- to AAA)
- ❖ Target portfolio running yield of 6.0%+ once fully invested
- ❖ Asset level internal rate of return (IRR)* averaging not less than 5.0% p.a. over an assumed 5 year hold period
- ❖ No investment in speculative development
- ❖ No investment in areas within Flood Zone 3 or with a high land contamination risk

** Internal Rate of Return (IRR) = the rate of return that discounts the investment cash flows to a net present value of zero.*

Section 2 – Investment Guidelines

The following investment guidelines are to be adopted within the property investment policy of West Berkshire Council. These guidelines are designed to aid investment decisions as well as create a balanced property investment portfolio that manages risk through diversification.

Portfolio Structure

Categories	Target Weighting	Target Yield	Asset Profile
Core	50%	5%+	Let on long leases to good covenants. Modern buildings well located. Liquid assets. <i>Example</i> Sainsbury's supermarket let for 15 years.
Core Plus	33%	6%+	Mix of long and short leases can be single or multi let buildings with varying tenant profiles. Good asset management opportunities to improve value. Liquid in stable markets. <i>Example</i> Multi-let industrial estate with varying tenant lease expiries.
Opportunistic	17%	8%+	Assets that can be re-positioned through refurbishment or change of use. Generally illiquid in early years until potential released. <i>Example</i> Office building with conversion potential to residential.

Sector Weightings

Sector	Target Weighting	Asset Profile
Industrial/Warehouse	25%	Includes both single let and multi-let industrial estates. Logistics warehouses and trade parks.
Alternatives	20%	Student accommodation, petrol stations, data centres, hotels, car parks, etc.
Retail – Warehouses/Supermarkets	20%	Solus warehouses or small terrace/park. Small in town or out of town supermarkets such as Sainsbury's Local or Aldi etc.
Offices	20%	Modern, single or multi-let in strong regional centres with low physical obsolescence.
Retail – High Street	10%	Prime units in regional centres or strong secondary towns.
Other	5%	Property related infrastructure investments such as wind farms or in-direct property investment funds such as airport or shopping centre funds.

Asset Risk Diversification – Guidelines

Attribute	Why	Risk if attribute not present
Lot Size - £3m to £10m	If investing £25m to £50m no single asset should be over 20% of the portfolio by value	Exposure to single asset risk
Income risk – <i>exposure restricted to maximum 10% of total income accounted for in any one tenant once fully invested</i>	Manages income risk and security through tenant diversification and lease length	Exposure to tenant failure, voids and potential negative cash flow
Location (town/city) – <i>No more than 25% invested in any one town.</i>	Spread of risk through investment diversification in different micro-locations	Over exposure to locational risk where negative impacts of weak or low growth could affect total performance
Sector (retail/office etc.) <i>No more than 30% held in a specific sector at any time</i>	To create greater portfolio balance with different sectors holding different risk v return profiles	Over exposure to an under-performing sector
Regional Weighting <i>No more than 35% held in a specific UK region at any one time.</i>	To provide a spread of risk to balance performance from regional spread. Different regions within the UK often perform (grow) at different rates and at different times within an economic cycle	Exposure to regional under-performance through lower economic growth

Investment Strategy: Annual Review

As part of any investment strategy it is very important to keep the investment criteria and guidelines under review. A failure to do so may result in the portfolio under-performing the market or its risk profile increasing due to changes in both the macro-economic and micro-economic position around the real estate market.

The WBC investment policy should include an annual strategy review undertaken by the investment advisor or a professionally qualified company active in the UK property investment markets.

The annual strategy review should cover:

Section A - Investment

1. A market update on investment trends, activity and forecasts
2. An update on the occupational markets
3. A review of current investment strategy
4. Re-confirmation of investment criteria and asset target weightings
5. Identification of any re-alignment required to match market changes and forecasts
6. Benchmarking the existing portfolio and asset level investment returns
7. Reporting on performance of the portfolio and individual assets
8. Reporting on any KPI or performance criteria
9. Provision of annual property business plans to evaluate added value opportunities
10. Provision of a review of portfolio activity and the added value created over the previous 12 months
11. An update of five year cash flow forecast
12. An update of Work/Hold/Sell asset designation

Section B – Management

13. Reporting on portfolio management performance including rent collection rates, bad debt provision and service charge reconciliations
14. Advice on all critical lease dates, break options, rent reviews and lease expiries
15. Reporting on any health and safety incidents and insurance claims
16. Reporting on dilapidations claims and status
17. Capital expenditure requirements over the preceding 12 months

This will provide WBC with a clear understanding of the portfolio's position and management, its risk and return profile and any latent value that can be driven out through strategic asset management. A regular review of the five year cash flow is important to understand future working capital requirements, as well as assessing the accuracy of the predicted rental income.

Portfolio Valuation

An annual external valuation is be undertaken to enable WBC to benchmark the property portfolio/asset performance as well as ensure that current book values are in line with prevailing market values.

JLL offices

London
30 Warwick Street
W1B 5NH
Address line 1

Nigel Golder

Director
Strategic Asset Management
London
+44 (0)207 087 5328
Nigel.Golder@eu.jll.com

Neville Pritchard

Director
Capital Markets
London
+44 (0)207 087 5370
Neville.Pritchard@eu.jll.com

jll.com

Jones Lang LaSalle

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UK Commercial Property Investment
Report for
West Berkshire Council

March 2017

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Introduction

This report has been prepared by Jones Lang LaSalle (JLL) for West Berkshire Council (WBC) and its Members.

Its purpose is to inform and advise the Council on an appropriate investment strategy to adopt when investing in the UK commercial property market. It should be noted that this area of investment is not regulated, thus it is strongly recommended that professional advice is taken when considering any form of investment transaction in the direct market.

JLL is a leading specialist property advisor covering both capital and occupational markets across the UK and is regulated in the conduct of its business by the Royal Institution of Chartered Surveyors (RICS).

Brief

West Berkshire Council proposes to raise capital through the Public Works Loan Board (PWLB) to invest directly in the UK property market, in order to generate a sustainable and predictable long term revenue stream. The target investment is stated as being a minimum of £25m rising to potentially £50m plus.

JLL consider that £25m is the minimum entry point for investment into the direct commercial property market, in order to achieve a desired balance between risk and return.

Investing up to £50m will have no material change on investment strategy save that individual lot sizes can be increased. This does carry some market advantages and slight economies of scale which are discussed later in this report.

Whilst some of the investment principles remain the same, it should be recognised that property investment strategies take a different shape, depending upon the scale of investment and the ultimate drivers behind the rationale to invest. In general terms however, for a strategy to depart significantly from the principles herein discussed, the scale of investment needs to be above £250m.

This report details why and how a property strategy should be constructed to provide West Berkshire Council with the right level of diversification and balance, based upon the investment level proposed.

A second separate document forms the finalised property strategy prepared by JLL and is headed West Berkshire Council Property Investment Strategy.

Please note that all yields referred to in this report (unless otherwise stated) are net of purchase costs and exclude the cost of debt.

Core Objectives

We set out below the core objectives of West Berkshire Council's desire to invest in UK direct commercial property as an investment class.

- ❖ To invest in commercial property to generate a sustainable and predictable income return
- ❖ To acquire standing commercial property investments that generate an immediate income, through being let on commercial terms, or from properties which are contracted to be let
- ❖ To provide an income yield (return) with a clear margin over the cost of capital, in a form which is sustainable, and has the potential to increase through future rental growth
- ❖ To achieve an even balance of risk and return through portfolio diversification
- ❖ To acquire investment grade properties possessing characteristics that retain liquidity and preserve capital (notwithstanding market movement)
- ❖ No investment in speculative development to due high risk profile and drag on income

Key Terminology

For ease of reference JLL have set out below in table format the commonly used terms in commercial property investment.

Terminology	Meaning
All risks yield	<i>The return an investor seeks, after costs, taking account of all aspects of the property and economic assumptions. Essentially the reciprocal of “Years Purchase” – the number of years’ nominal rental income needed to recover purchase price x 100%.</i>
Net Initial Yield	<i>The return to an investor after allowing for deduction of acquisition costs – namely property advisors, legal fees and stamp duty.</i>
Net Reversionary Yield	<i>The return that will accrue to an investor in the future on the basis of an expected rental increase (due to rise in the market rent over the current rent) after allowance for acquisition costs.</i>
Net Equivalent Yield	<i>A time weighted average return (allowing for acquisition costs) interpolating between net initial yield and net reversionary yield. A useful tool to contrast assets with differing rent review patterns.</i>
Internal Rate of Return (IRR)	<i>The rate of return (%) that discounts the investment flows to a net present value of zero. Generally calculated on a 5 or 10 year basis, with specific assumptions on value (capital and rental growth), costs and occupancy.</i>
Total Return	<i>The return an investor receives from both income and capital growth combined over a time period, typically 1 to 5 years.</i>
FR&I Lease	<i>Known as the full repairing and insuring lease. The tenant is fully responsible for repairs, insurance and all property costs during the lease contract i.e. landlord receives rent without deduction.</i>
Upwards only rent review	<i>Rents are reviewed at intervals during the lease, often 5 years – even if the market rental value has fallen, the rent payable is in lockstep – it cannot go down, only up if the market rent has risen.</i>

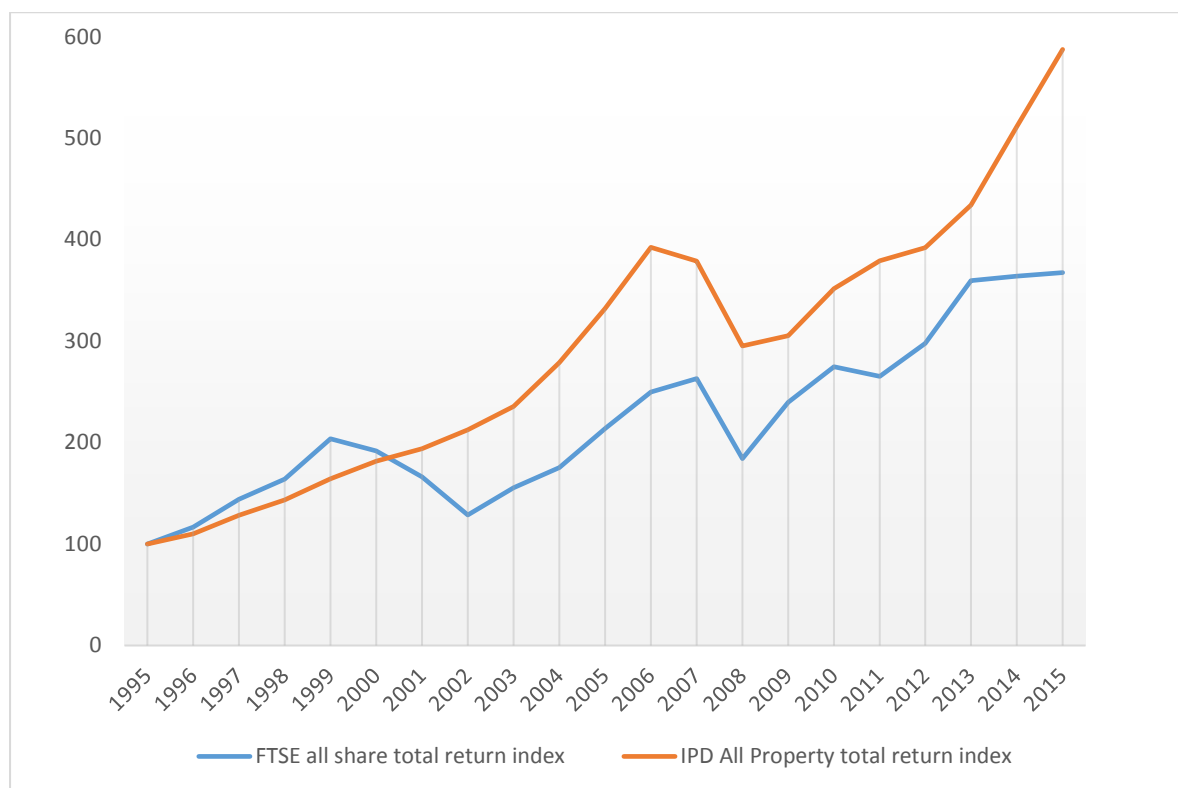
Why Commercial Property?

Property as an investment class possesses certain characteristics which are different from, or not always prevalent in, other investment classes such as bonds and equities. These can be summarised as follows:

- **Strong Risk-Adjusted Returns:** Over time, commercial real estate has produced strong returns with low volatility compared to other investment classes.
- **Consistent Income Return:** Commercial real estate, including both privately held assets and publicly traded real estate investment trusts (REITs) has historically, generated consistent income returns in comparison to other asset classes.
- **Large Investable Universe:** Commercial real estate is the third-largest investment class, giving investors a wide range of strategies and opportunities. Total volumes traded in 2016 were over £45bn.
- **Diversification:** Natural diversifier due to low correlation with other asset classes.
- **Real Returns:** Commercial real estate provides long term real returns set against inflation.

Property v Equities

The data table and graph below show the relative performance of property v equities over the last 20 years.



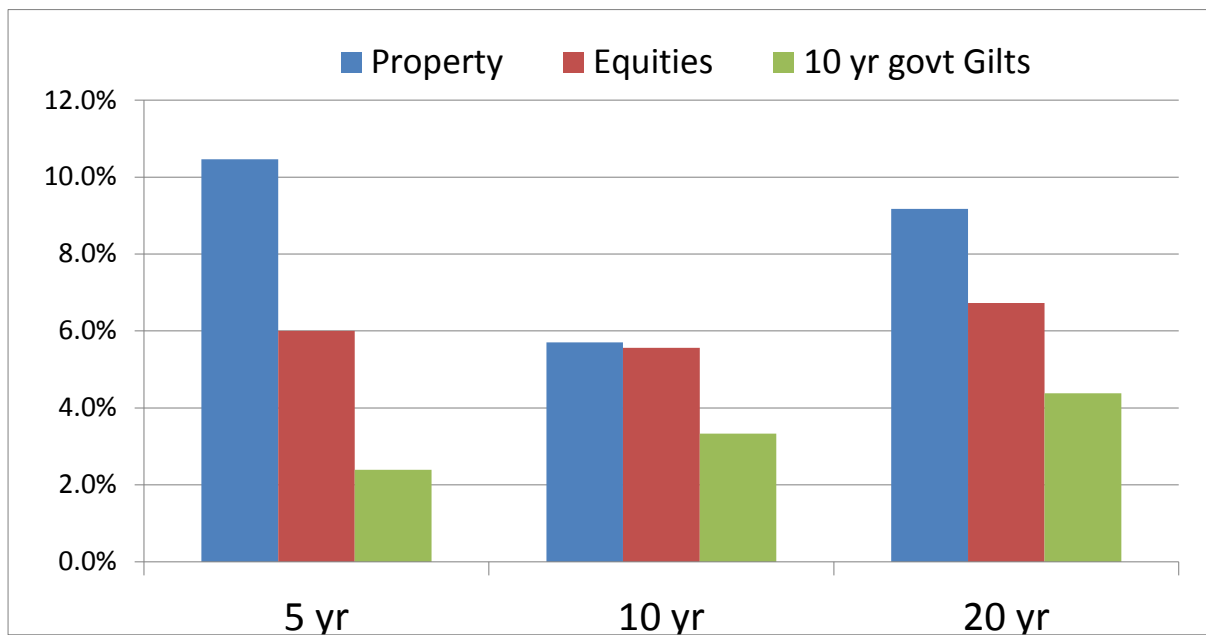
Source: Independent Property Databank (IPD)

Average total return	IPD All property (commercial)	Prime City	FTSE All Share
20 years	9.3%	9.6%	6.7%
15 years	8.1%	9.7%	4.4%
10 years	5.9%	11.1%	5.6%
5 years	10.8%	15.8%	6.0%

Source: IPD

Low equity returns highlight the out-performance of property.

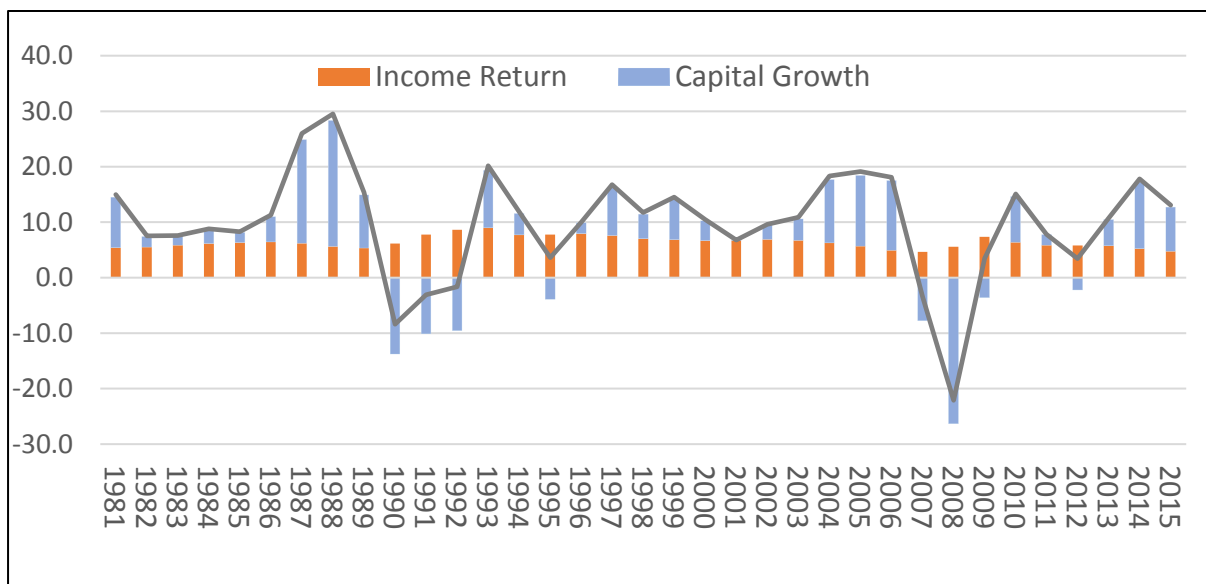
Annualised asset class returns (five, ten, twenty year comparison)



Source: JLL Research, Datastream

Property as an asset class has out-performed over the last 5 and 20 years and remains above equities and gilts over 10 years.

UK Investment Property – Components of Total Return



Source: JLL Research, IPD

Property consistently delivers a positive income return despite capital volatility and periods of recession.

Commercial Property Investment

At the outset it is envisaged investment will be made in commercial property investments, as opposed to residential. This is for the principle reasons of:

1. Commercial property tends to generate higher income returns
2. The private rented residential investment market, whilst emerging, has yet to establish itself as an institutional asset class
3. To avoid conflict with WBC's housing policies as arise from time to time

Note: *This does not preclude residential investment particularly where part of a wider investment holding, rather it emphasises the focus of the strategy towards the commercial sector.*

All sectors of the commercial property market should be considered. For a portfolio size of £25m to £50m JLL would however not consider direct investment in:

- **Speculative development** – This is considered too high a risk profile and a drag on revenue yield during the construction phase. Forward commitments where WBC acquired the completed development but only on practical completion could be considered where the investment criteria meet core investment objectives.
- **Agricultural land** – Principally due to the very low yielding nature of the investments.
- **Regional shopping centres** – Due to lot size and overall poor liquidity
- **Re-generation schemes** – It is envisaged that the majority of investments held will be for immediate income and outside of the WBC area. The only time this might apply is within the WBC area where an investment property could hold additional re-generation or social/economic benefits. This would be assessed and evaluated into the purchase rational and investment returns at the point of acquisition. Overall, this is not expected to be a significant contributor.

Investment Strategy

The timing, type and mix of investment acquired will be dependent upon both market conditions and opportunity. Whilst this report sets out the suggested investment criteria it should be recognised that investment strategy must be kept under review (recommended annual business planning), so that material changes in occupational markets or emerging investment markets may be assessed and decisions taken to exit or enter these markets. Over time therefore, the makeup of the portfolio of assets will change.

Individual property investments move in different cycles and generate different returns at varying points. There will, therefore, be opportunities over time to release capital through either taking profit or to minimise downside risk. It is important for the Council to consider this carefully. Any dilution of the capital base will change the risk profile of the remaining assets which may lead to lower overall performance.

To implement the investment strategy JLL would advocate the appointment of a professional investment advisor, with a key role on sourcing, stock selection, financial appraisal and advising WBC on the acquisition through the due diligence process. This will provide WBC with the right skills and resource to cover the full breadth of the UK property market to enable the right assets to be acquired. This is further discussed on page 21.

Important – *As part of the investment strategy WBC should adopt a policy of recycling capital raised from its investment portfolio through asset disposals and for the proceeds to be re-invested in further properties in the first instance. Should the capital be deemed surplus or desired for other purposes, professional real estate advice should be first obtained to understand what, if any, risk implication this may have for the retained assets and the Council's core investment strategy.*

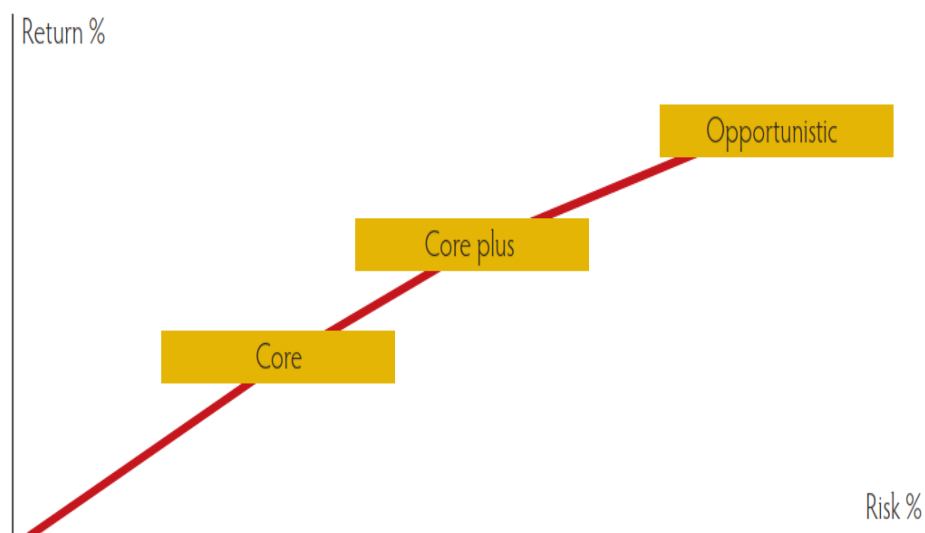
Portfolio structure

The following section looks at why a balanced investment portfolio strategy is desired and how it can be achieved.

JLL approach is to develop an investment structure that places the individual assets into three principal areas. The categories are:

- ❖ **Core** - lower yielding, lower risk, with limited added value. Examples include modern buildings let on FR&I leases to say Sainsbury's Local for 15 years, or Travelodge let for 20 years with RPI rental uplifts.
- ❖ **Core plus** - higher yield (risk) but with added value opportunities. Examples include office building in Bristol let to KPMG, Aviva and a local covenant for 7 year average lease term, or multi-let industrial estate in Leeds fully let to 17 tenants with 5 year average lease term, both with opportunities to increase rental income.
- ❖ **Opportunistic** – high risk but greater reward often refurbishment led. Examples include part vacant office building in Birmingham with an opportunity to refurbish and re-let, or a single let retail shop in Bournemouth to say Specsavers with underutilised upper floors capable of being re-let for a higher value use on change of planning consent.

Portfolio Structure – Asset risk v return profile



Source: Investment Property Forum

The graph shows that the risk associated with a particular asset category rises as the returns increase. With commercial property investments the risk is evaluated through pricing – the all-risk yield.

Investors looking for income security and income growth afford greater weight to the core/core plus categories. Opportunistic assets, however, play a part in a balanced portfolio as they can produce superior returns but are often capital intensive (development led) and generate a low income yield in the early years.

For WBC, JLL consider the focus for investment sitting in the core and core plus categories. An element of opportunistic investment can be incorporated, where the risk profile is manageable. Such an example could be a multi-let office building where part refurbishment is required to re-let a void but an income is still generated on the remainder of the property.

The table below shows the recommended target split once fully invested (target £25m to £50m investment)

Categories	Target Weighting	Target Yield	Asset Profile
Core	50%	5%+	Let on long leases to good covenants. Modern buildings well located. Liquid assets. <i>Examples</i> Sainsbury's supermarket let for 15 years.
Core Plus	33%	6%+	Mix of long and short leases can be single or multi let buildings with varying tenant profiles. Good asset management opportunities to improve value. Liquid in stable markets.
Opportunistic	17%	8%+	Refurbishment or assets that can be re-positioned to generate good future returns. Generally illiquid in early years until potential released. No development properties.

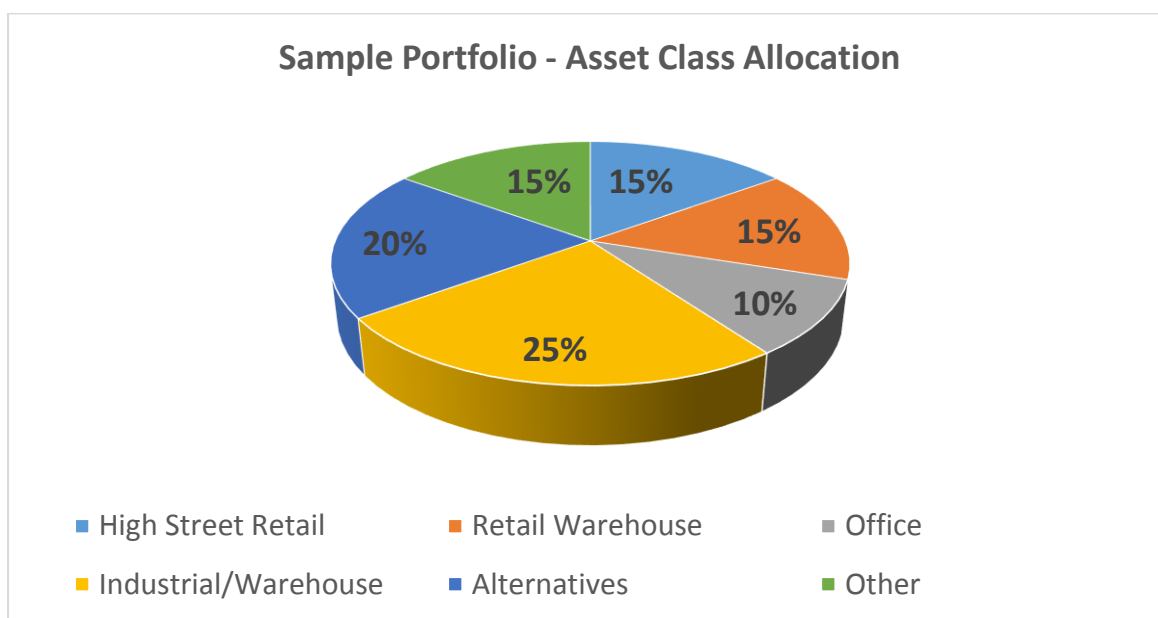
Note – that a balanced portfolio (managed risk) is achieved through the above weightings with 80%+ of the investments made in core/core plus investment grade assets.

Portfolio Sector Balance

Property investments carry unique individual characteristics which means that individual assets can perform differently, generating different return profiles.

Property sectors also behave differently, driven by various economic influences, some micro others more macro. An example is perhaps between retail and offices where we have seen a structural change in the retail consumer market, impacting on how people shop and the demand for retail premises, compared to the office sector, which has seen a large reduction of total office stock through conversion to residential. Retail rents have declined whereas office rents have risen due to lack of stock.

To provide the right balance between risk and return, a spread of sector exposure is required. Based upon our JLL's view of the current property market, an indicative sector split is shown in the pie chart below:



Note – this is an indicative split. Some investment property may combine several elements such as retail with offices over or, industrial with car showrooms etc.

By the term “alternatives” we are referring to the growth in investments such as student accommodation, petrol stations, hotels, data centres, car-parks etc. The term “other” refers to investments in infrastructure or in-direct property investments, such as a shopping centre fund, or asset classes where you cannot obtain direct access through a lack of scale.

Note – Portfolio balance is an important part of investment strategy however for WBC this should be seen as a guide to investment decisions, due to the size of the investment being made.

Key Investment Criteria

Based upon JLL's experience of investing £25m to £50m into the direct UK investment market, we have developed the following matrix showing the key investment criteria to be adopted. This highlights the attribute and the impact on risk if it is not present.

Target Yield – we have commented upon this further below, but it is important to note that the yield stated here represents the fully invested position. Individual assets which make up the portfolio can be yielding +/- this figure.

Guidelines

Attribute	Why	Risk if attribute not present
Target Yield 6%+ (portfolio level)	To meet cost (and opportunity cost) of funds and provide income from surplus.	Lack of income generation.
Lot Size - £3m to £10m	If investing £25m to £50m no single asset should be over 20% of the portfolio by value	Exposure to single asset risk
Income risk – <i>exposure restricted to maximum 10% of total income accounted by any one tenant</i>	Manages income risk and security through tenant diversification and lease length.	Exposure to tenant failure, voids and potential negative cash flow.
Development – <i>No direct speculative development</i>	Limit exposure to development retaining core focus of the fund towards investment for income.	Exposure to highly cyclical and speculative nature of direct development with associated high risk.
Location (town/city) – <i>No more than 25% invested in any one town.</i>	Spread of risk through investment diversification in different locations	Over exposure to locational risk where negative impacts of weak or low growth could affect total performance
Sector (retail/office etc.) <i>No more than 30% held in a specific sector at any time</i>	To create greater portfolio balance with different sectors holding different risk v return profiles	Over exposure to an under-performing sector
Regional Weighting <i>No more than 35% held in a specific region at any time</i>	To provide a spread of risk to balance performance from regional spread. Different regions within the UK often perform (grow) at different rates and at different times within an economic cycle	Exposure to regional under-performance through lower economic growth

Other Investment Attributes

Attribute	Why	Risk if attribute not present
Strong location , with limited supply and underlying occupier demand. Tight planning regime.	Re-lettable if tenant failure, limited volatility in value and rent generation.	Tenant and income voids, resulting in capital value falls and poor liquidity.
Modern fabric , or classic building with occupational flexibility.	To minimise depreciation, improve asset sustainability, retain occupational demand.	Unexpected capital costs to refurbish, long void periods and tenant incentives needed. Poor liquidity.
Full Repairing and Insuring Leases (FRI) leases to quality tenants.	Rent secured on tenants with strong financial profiles, who undertake to meet all property costs. Strong cash flow and liquidity.	Cash flow risk with landlord covering capital expenditure and outgoings.
Upward only rent reviews or indexed growth	During the lease lifetime, returns can only increase. RPI linked increases protect against inflation.	Exposure to income falls, and reduced capital values.
Covenant Strength	Security of income all important. Minimise tenant default and preserve investment value	Higher levels of bad debt and voids reducing your income return
Asset value security	Invest for long term with focus on income. No exposure to development. Professional support to investment timing/decisions and business planning. Ability to re-cycle capital.	Exposure to volatility and higher risk of capital and income erosion.
Liquidity	Maintaining asset liquidity preserves value and the opportunity to realise capital at optimal points in the property cycle.	Risk of selling an asset below optimum pricing and/or higher risk of capital and income erosion.

The investment criteria drive two major elements:

- ❖ **Provide investment guiding principles**
- ❖ **Mitigate risk**

It should be recognised that investment opportunities are driven by availability from within the commercial property market, which is directly influenced by both macro- and micro-economic factors. When investing, an element of the decision making has to remain opportunity driven to enable investments to be made.

Investment Analysis

Investment decisions are, in the main, based upon financial returns. For WBC the critical element is revenue (income yield) thus rather than lean towards a target internal rate of return (IRR) approach, we have adopted a target income return. This would be modelled into a cash-flow based analysis which will look carefully at the running yield over a 5 to 10 year period.

An IRR approach can be used as a further check or benchmark. We would expect an ungeared return over 5 years, based upon the investment criteria stated above, to be in the range of 5.5% to 6.5%.

Target returns

- **6% yield (blended portfolio level).**
 - The yield represents the aggregated running yield of the portfolio when fully invested.
 - Net yield is defined as net of purchase costs including stamp duty and professional fees.
 - Individual assets will show different return profiles, ranging either side of the target initial yield, reflecting varying risk profiles.

Based on our experience and the current cost of debt, we consider that the average net distribution should be:

- **2.0% to 2.5% net distribution**
 - This represents the indicative distribution yield net of all costs including finance, fund management and running costs.
 - There are no income growth assumptions made as this is implicit in the purchase yield.
 - It is assumed that there are no taxation liabilities arising.

Note— *a financial model would be run to enable each property investment acquisition to be assessed against the underlying return criteria and against each other. This should also provide cash flow projections over 1 to 5 years.*

Investment Period

It is anticipated that the time period from start to being fully invested will be between 12-18 months based on current market conditions. We see this as a standard investment period and one that can be achieved in an orderly fashion to meet the recommended investment profile.

During the investment period the risk exposure is at its greatest as assets acquired will contain a mix of different attributes from single let to multiple occupation. As the investment period ends the risk profile reduces/stabilises providing the investment criteria are met.

Indicative Investment Profile – Fully Invested

Profile	Financial
UK wide	£25m to £50m invested
Core and Core Plus investments with a limited element of opportunistic stock	8 to 12 properties
Balance of sectors (retail, office, industrial, alternatives)	30 to 40 tenants
Income risk spread through diversified tenant covenant and lease length	Annual rental income £1.4m to £2.8m

Notes:

It is anticipated that WBC will invest in some multi-let properties (industrial/office) which, although more management intensive, provide a wider diversification of tenant exposure. JLL are aware of some Council's adopting a single let FR&I (full repairing and insuring) initiative. In a balanced fund and one where you need to diversify income we think this is a fairly high risk strategy unless, all of the assets are Core (producing a lower yield).

JLL consider that a mix of single let and multi-let provides a better risk profile and provides some control over adding value to the assets.

Investment Spread - Location – JLL would advocate for WBC that investment should be UK wide to provide the maximum exposure to suitable investment opportunities.

JLL have seen Council's invest within their area and indeed there are arguments to support this where a social economic benefit can be derived. Ultimately, it depends upon whether there is suitable investment grade stock available and whether clear definition can be made around the purpose behind a particular investment acquisition to be acquired in the area.

Implementation Stage

In this section we look at how the investment strategy is to be implemented and the requirements for specialist advice.

During earlier consultations with WBC, JLL have reviewed the internal process and governance controls which are proposed and confirm that we are support of these, from a commercial perspective.

JLL consider it critically important that the WBC internal processes are aligned to market practice during the acquisition period, to enable the Council to compete on an even basis.

Investment Market

The investment market for lot sizes of between £3m to £10m is highly competitive. This presents both an advantage and a disadvantage.

Advantages – the market has good liquidity and actively trades. Historically, it has also remained relatively liquid during economic downturns and suffered from less volatility.

Disadvantages –there is a large number of buyers from a wide pool of investor types creating high competition. The market also trades in very secondary/tertiary investments which makes good stock selection even more critical.

Typical investor pool comprise small property companies, private buyers (local and national), private trusts, small pension funds, specialist REITs and more recently Local Authorities.

By increasing the investment target to £50m WBC will be able to compete above the core private buyer market of £1m to £5m and with the small institutions and property companies where competition tends to be more structured and at times slightly thinner.

Source of product

Typically, lots over £3m+ are run through the National agents, although smaller lot sizes are traded privately (off market), and some handled exclusively by niche local agents. Auction houses carry some investment grade stock between £1m to £3m. JLL are one of the top investment houses in the UK and have visibility on the largest share of the market.

Investment Advisor – Acquisitions

The key functions of an investment advisor are:

- ❖ Independent sourcing of suitable investments
- ❖ Stock screening, selection and scrutiny
- ❖ Access to both occupational and capital market intelligence
- ❖ Implement investment strategy
- ❖ Financial investment analysis
- ❖ Due diligence on acquisitions
- ❖ Investment manage the portfolio

We are aware of some Council's undertaking all or part of this function internally, however this does very much depend upon the existing skill base and availability of resource.

Our concern with not having an investment advisor is that you are not receiving independent advice.

Professional Team – Acquisitions

In acquiring direct property investments it is important to consider how the acquisition is to be run through the due diligence process. With time periods short in competitive situations, typically 15 to 20 working days to exchange, it is critical that WBC have access to professional resource immediately following agreement of Heads of Terms.

Our advice is to establish a panel of advisors that can be used on a call off basis. This could be procured through an existing framework, formally tendered or resourced internally. The important aspect is that WBC have immediate access when required to the right skill and resource.

The key advisors typically used during the due diligence of an investment acquisition and the role they hold are:

Professional Team	Role	% of role
Legal	Conveyancing, title report, registration, tax and planning	50%
Investment Advisor	Acquisition report, market intelligence, measured survey, due diligence review	30%
Building Consultancy	Structural survey	10%
Environmental	Surveys	5%
Valuation	Independent valuation	5%

In acquiring direct investment property the transactional costs are usually factored into the investment returns. The Net Initial Yield is often quoted, which is net of transactional costs, (Stamp Duty Land Tax (SDLT) and professional fees).

Post Investment Acquisition

In acquiring a direct property portfolio you need a platform from which to manage the properties. This takes a different shape depending upon the location, size and complexity of the property.

The principle roles played by the professional advisors to a fund can be split into the following two main functions:

Role of the Investment Advisor (Manager)

Has overall responsibility for the performance of the portfolio (fund) and depending upon delegated levels will have authority to run the portfolio in the best interests of the client and to maximise the investment returns from the individual assets.

The investment advisor would oversee the day to day running of the portfolio through the appointment of third party property managers (can be the same firm) and co-ordinate all professional activity to best in class advisors (rent reviews etc).

The investment advisor would form the main interface for the client (WBC) providing a single point of contact for all of the funds property dealings. The key role of the investment advisor are:

- ❖ Oversee investment strategy
- ❖ Attend WBC investment committee meetings and report on portfolio performance
- ❖ Provide annual investment strategy report and asset business plans
- ❖ Provide market research and occupier/capital market intelligence
- ❖ Implement all identified added value initiatives
- ❖ Provide direct interface with the property managers and all other professional team engagements
- ❖ Provide annual financial budgets and a five year cash flow
- ❖ Co-ordinate all capital expenditure requirements
- ❖ Assess work/hold/sell asset categorisation
- ❖ Implement strategy changes in accordance with business plan
- ❖ Liaise with appointed external valuers
- ❖ Handle property related enquiries from WBC as they arise from time to time

Role of the Property Manager

JLL would consider that this function should be outsourced to a specialist professional property management company. The key functions of property management are:

- ❖ Financial management – rent and service charge collection
- ❖ Management Data control via IT platform

- ❖ Facilities management – site inspections
- ❖ Health & Safety
- ❖ Arrange and collect insurance premiums
- ❖ Employment of site staff where required
- ❖ Annual inspections or more frequently where landlord as service charge responsibility
- ❖ Statutory compliance
- ❖ Tenant liaison on lease consents
- ❖ Provide quarterly management reports
- ❖ Handle insurance claims
- ❖ Arrange all minor works and or enforce tenants repairing covenants

The level of complexity varies between a single let retail shop, let to a good covenant, to a multi-let office building where the landlord is responsible for the services. JLL have seen different solutions adopted by Council's, again heavily influenced by the availability of internal skills and resource.

Solutions deployed range from a full outsource to managing the single let properties in-house or running the account function internally. JLL are happy to work with WBC to evaluate the best options available as properties are acquired.

In terms of cost, property management fees are borne by the landlord save that an element can be recoverable from the tenants where a service charge exists. The cost is modelled into the cash flow at acquisition and on an ongoing basis during the hold period.

Investment Strategy: Annual Review

As part of any investment strategy it is very important to keep the investment criteria and guidelines under review. A failure to do so may result in the portfolio under-performing the market or its risk profile increasing due to changes in both the macro-economic and micro-economic position around the real estate market.

The WBC investment policy should include an annual strategy review undertaken by the investment advisor or a professionally qualified company active in the UK property investment markets.

The annual strategy review should cover:

Section A - Investment

1. A market update on investment trends, activity and forecasts
2. An update on the occupational markets
3. A review of current investment strategy
4. Re-confirmation of investment criteria and asset target weightings
5. Identification of any re-alignment required to match market changes and forecasts
6. Benchmarking the existing portfolio and asset level investment returns
7. Reporting on performance of the portfolio and individual assets
8. Reporting on any KPI or performance criteria
9. Provision of annual property business plans to evaluate added value opportunities
10. Provision of a review of portfolio activity and the added value created over the previous 12 months
11. An update of five year cash flow forecast
12. update of Work/Hold/Sell asset designation

Section B – Management

13. Reporting on portfolio management performance including rent collection rates, bad debt provision and service charge reconciliations
14. Advice on all critical lease dates, break options, rent reviews and lease expiries
15. Reporting on any health and safety incidents and insurance claims
16. Reporting on dilapidations claims and status
17. Capital expenditure requirements over the preceding 12 months

This will provide WBC with a clear understanding of the portfolio's position and management, its risk and return profile and any latent value that can be driven out through strategic asset management. A regular review of the five year cash flow is important to understand any future working capital requirements, as well as assessing the accuracy of the predicted rental income.

On portfolio "churn" JLL would expect little or no activity in the first three years post acquisition save for special circumstances such as a special purchaser opportunity. Thereafter and based on a £50m portfolio, typical rates for selling and re-investing would be around 10% to 20% on average over a 5 year period.

Portfolio Valuation

An annual external valuation is to be undertaken to enable WBC to benchmark the property portfolio/asset performance as well as ensure that current book values are in line with prevailing market values.

Property investments rise and fall in value and should be regarded as long term investments. Trading costs also have an impact on asset liquidity and the likely hold period. Professional advice should be obtained when investing.

JLL offices

London
30 Warwick Street
W1B 5NH
Address line 1

Nigel Golder

Director
Strategic Asset Management
London
+44 (0)207 087 5328
Nigel.Golder@eu.jll.com

Neville Pritchard

Director
Capital Markets
London
+44 (0)207 087 5370
Neville.Pritchard@eu.jll.com

jll.com

Jones Lang LaSalle

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Estimated Annualised Cost of Borrowing and Return on Investment

Amount Borrowed		£50,000,000										
Estimated Purchasing costs	6.8%	£3,400,000										
Estimated Value of Property		£46,600,000										

Potential Return on Investment Based on Interest Rates as at February 2017													Forecast Adjusted for increase in interest rates of:		
													0.5 %		
	Cost of Borrowing (1)	Annual interest cost	Forecast Rental Yield %	Forecast Rental Income £	Adjustment for Voids as a % of rent (2)	Estimated Annual Management Costs (3)	Planned Maintenance (average % of value pa) (4)	Contingency for unplanned maintenance and other costs (% of rent)	Potential Surplus Income	Potential Net Return on Investment	Annual interest cost	Potential Surplus Income	Potential Net Return on Investment		
1st full year	2.53 %	£1,265,000	5%	£2,330,000	£116,500	£123,000	0.25%	£34,950	£790,550	1.58%	£1,411,980	£643,570	1.29%		
Second and subsequent full years	2.53 %	£1,265,000	6%	£2,796,000	£139,800	£123,000	0.25%	£41,940	£1,101,260	2.20%	£1,411,980	£954,280	1.91%		

(1) PWLB 50 year Maturity Certainty Rate 23-2-17
 (2) Jones Lang LaSalle (JLL) recommend we allow for 3 months void over each five year period which would equate to 5% pa
 (3) 1 FTE Property investment advisor @ c. £75k plus property management services @ £900 per tenant x 50 tenants of which 50% is recoverable plus £30k for legal and other costs
 (4) JLL recommend fund of £400k to be set aside over 7 years to meet landlord responsibilities per £25m invested i.e. 0.25% of value pa on average; assume no provision in year one

Estimated Annualised Cost of Borrowing and Return on Investment

Amount Borrowed		£25,000,000										
Estimated Purchasing costs	6.8%	£1,700,000										
Estimated Value of Property		£23,300,000										

Potential Return on Investment Based on Interest Rates as at February 2017													Forecast Adjusted for increase in interest rates of:		
													0.5 %		
	Cost of Borrowing (1)	Annual interest cost	Forecast Rental Yield %	Forecast Rental Income £	Adjustment for Voids as a % of rent (2)	Estimated Annual Management Costs (3)	Planned Maintenance (average % of value pa) (4)	Contingency for unplanned maintenance and other costs (% of rent)	Potential Surplus Income	Potential Net Return on Investment	Annual interest cost	Potential Surplus Income	Potential Net Return on Investment		
1st full year	2.53 %	£632,500	5%	£1,165,000	£58,250	£80,000	0.25%	£17,475	£376,775	1.51%	£705,990	£303,285	1.21%		
Second and subsequent full years	2.53 %	£632,500	6%	£1,398,000	£69,900	£80,000	0.25%	£20,970	£537,487	2.15%	£705,990	£463,997	1.86%		

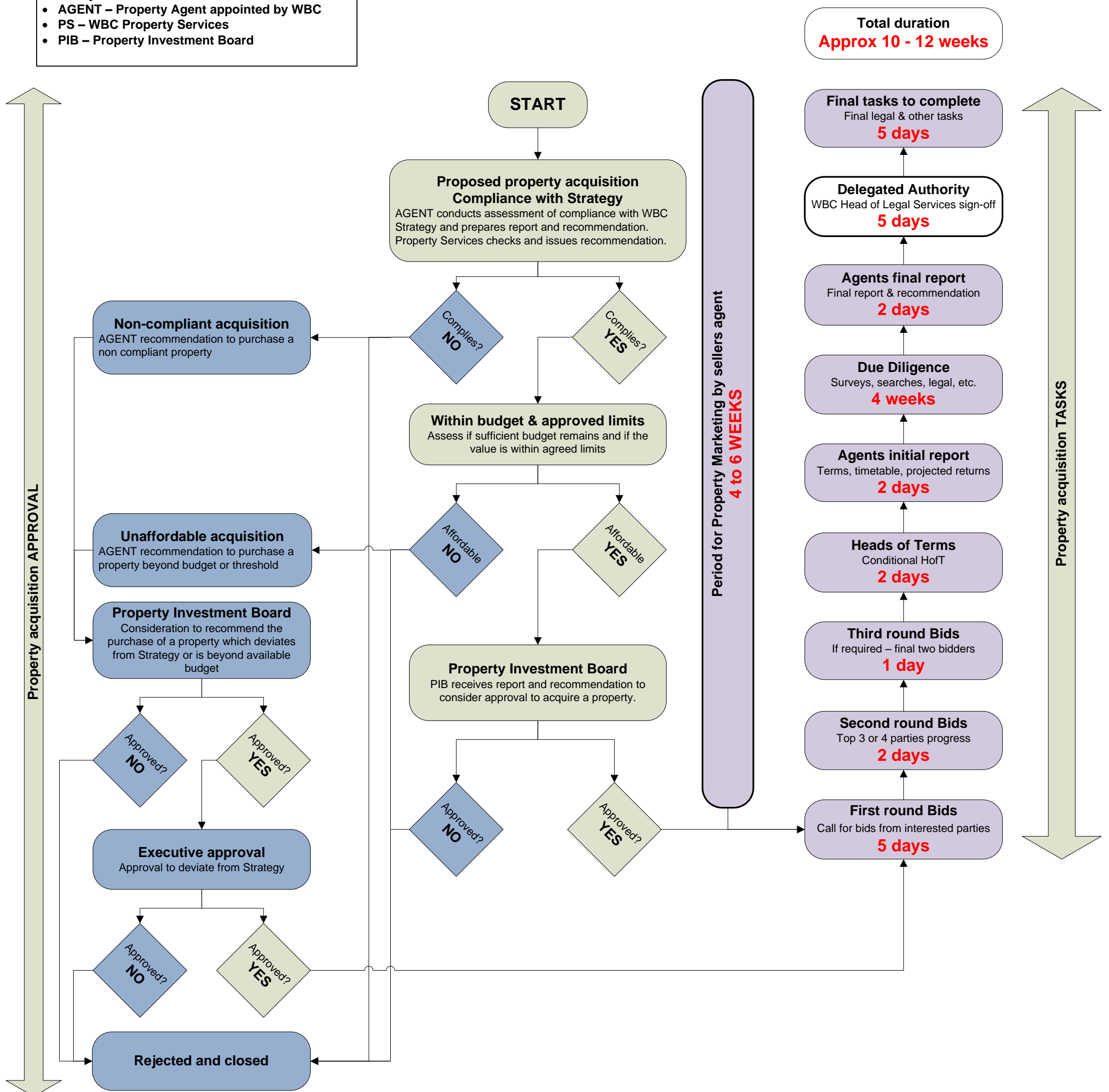
(1) PWLB 50 year Maturity Certainty Rate 23-2-17
 (2) Jones Lang LaSalle (JLL) recommend we allow for 3 months void over each five year period which would equate to 5% pa
 (3) 1 FTE Property investment manager @ c. £50k plus property management services @ £1,000 per tenant x 30 tenants of which 50% is recoverable plus £15k for legal and other costs
 (4) JLL recommend fund of £400k to be set aside over 7 years to meet landlord responsibilities per £25m invested i.e. 0.25% of value pa on average; assume no provision in year one

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Glossary:

- AGENT – Property Agent appointed by WBC
- PS – WBC Property Services
- PIB – Property Investment Board



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