

# Meeting of West Berkshire District Council

**Thursday 1 December 2022**

***Summons and Agenda***

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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  
**Thursday 1 December 2022**  
at **6.00 pm**

*Sarah Clarke.*

Sarah Clarke  
Service Director – Strategy & Governance  
West Berkshire District Council

Date of despatch of Agenda: Wednesday, 23 November 2022

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## **AGENDA**

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1. **APOLOGIES FOR ABSENCE**

To receive apologies for inability to attend the meeting (if any). **(Pages 7 - 8)**

2. **CHAIRMAN'S REMARKS**

The Chairman to report on functions attended since the last meeting and other matters of interest to Members. **(Pages 9 - 10)**

3. **MINUTES**

The Chairman to sign as a correct record the Minutes of the Council meeting held on 6 October 2022. **(Pages 11 - 26)**

4. **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



**WestBerkshire**  
C O U N C I L

## Agenda - Council to be held on Thursday, 1 December 2022 (continued)

accordance with the Members' [Code of Conduct](#). (Pages 27 - 28)

### 5. PETITIONS

Councillors may present any petition which they have received. These will normally be referred to the appropriate body without discussion.

Notice has been given by Councillor Claire Rowles who will present a Petition relating to Council Charges. Please note that the wording of the Petition is shown under Item 5 in the agenda pack. (Pages 29 - 30)

### 6. PUBLIC QUESTIONS

Members of the Executive to answer questions submitted by members of the public in accordance with the Council Procedure Rules contained in the [Council's Constitution](#).

Please note that the list of public questions is shown under Item 6 in the agenda pack. (Pages 31 - 34)

### 7. MEMBERSHIP OF COMMITTEES

The Council to agree any changes to the membership of Committees. (Pages 35 - 36)

### 8. MOTIONS FROM PREVIOUS MEETINGS

To note the following response to a Motion which had been presented to a previous Council meeting:

- Response to the Motion from Councillor Tony Linden on Sprinklers – Item 10, Executive, 3 November 2022. A copy of the Minutes of this meeting can be obtained from Democratic Services or via the [Council's website](#). (Pages 37 - 38)

### 9. LICENSING COMMITTEE

The Council is asked to note that since the last meeting of the Council, the Licensing Committee met on 7 November 2022. A copy of the Minutes of this meeting can be obtained from Democratic Services or via the [Council's website](#). (Pages 39 - 40)

### 10. PERSONNEL COMMITTEE

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

### 11. GOVERNANCE AND ETHICS COMMITTEE

The Council is asked to note that since the last meeting of the Council, the Governance and Ethics Committee met on 20 October 2022. A copy of the Minutes of this meeting can be obtained from Democratic Services or via the [Council's website](#).

### 12. DISTRICT PLANNING COMMITTEE

The Council is asked to note that since the last meeting of the Council the District

**Agenda - Council to be held on Thursday, 1 December 2022 (continued)**

Planning Committee has not met.

**13. 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.

**14. HEALTH SCRUTINY COMMITTEE**

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

**15. HEALTH AND WELLBEING BOARD**

The Council is asked to note that since the last meeting of the Council, the Health and Wellbeing Board met on 29 September 2022. A copy of the Minutes of this meeting can be obtained from Democratic Services or via the [Council's website](#).

**16. JOINT PUBLIC PROTECTION COMMITTEE**

The Council is asked to note that since the last meeting of the Council, the Joint Public Protection Committee met on 5 October 2022. A copy of the Minutes of this meeting can be obtained from Democratic Services or via the [Council's website](#).

**17. MINERALS AND WASTE LOCAL PLAN - ADOPTION (C4262)**

Purpose: To present the final Minerals and Waste Local Plan and seek approval for its adoption. **(Pages 41 - 180)**

**18. WEST BERKSHIRE LOCAL PLAN REVIEW 2022-2039 PROPOSED SUBMISSION CONSULTATION (C4274)**

Purpose: To present the main changes to the LPR and supporting documents following the Regulation 18 consultation, and to seek approval to undertake a further public consultation on these documents in accordance with the West Berkshire Statement of Community Involvement and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. **(Pages 181 - 678)**

**19. NOTICES OF MOTION**

Please note that the list of Motions is shown under Item 19 in the agenda pack. **(Pages 679 - 680)**

**20. MEMBERS' QUESTIONS**

Members of the Executive to answer questions submitted by Members of the Council in accordance with the Council Procedure Rules contained in the [Council's Constitution](#).

Please note that the list of Member questions is shown under Item 20 in the agenda pack. **(Pages 681 - 682)**



**Agenda - Council to be held on Thursday, 1 December 2022** *(continued)*

If you require this information in a different format or translation, please contact Vicki Yull on telephone 07824 824867.



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Council – 1 December 2022

## **Item 1 – Apologies for Absence**

Verbal Item

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# Agenda Item 2.

Council – 1 December 2022

## **Item 2 – Chairman’s Remarks**

Verbal Item

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# Agenda Item 3.

## DRAFT

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

## COUNCIL

### MINUTES OF THE MEETING HELD ON THURSDAY, 6 OCTOBER 2022

**Councillors Present in the Council Chamber:** Rick Jones (Chairman), Adrian Abbs, Steve Ardagh-Walter, Phil Barnett, Jeff Beck, Dennis Benneyworth, Dominic Boeck, Graham Bridgman, Jeff Brooks, Hilary Cole, James Cole, Jeremy Cottam, Carlyne Culver, Lynne Doherty, Billy Drummond, Clive Hooker, Owen Jeffery, Tony Linden, Royce Longton, Ross Mackinnon, Thomas Marino, David Marsh, Steve Masters, Geoff Mayes, Andy Moore, Biyi Oloko, Graham Pask, Claire Rowles, Garth Simpson, Richard Somner, Joanne Stewart, Martha Vickers, Tony Vickers, Andrew Williamson, Keith Woodhams and Howard Woollaston.

**Councillors present remotely:** Councillor Gareth Hurley.

**Also present in the Council Chamber:** Honorary Aldermen Paul Bryant and Andrew Rowles, Nigel Lynn (Chief Executive), Joseph Holmes (Executive Director (Resources)), Eric Owens (Interim Executive Director (Place)), Paul Coe (Service Director – Adult Social Care), Shiraz Sheikh (Service Lead – Legal and Democratic Service and Deputy Monitoring Officer) and Stephen Chard (Democratic Services Manager).

**Apologies for inability to attend the meeting were received from:** Councillor Alan Law, Councillor Jeff Cant, Councillor Lee Dillon, Councillor Nassar Hunt, Councillor Alan Macro and Councillor Erik Pattenden, Honorary Aldermen Keith Chopping, Adrian Edwards and Graham Jones, and Andy Sharp (Executive Director (People)).

## PART I

### 40. Chairman's Remarks

The Chairman invited Members to reflect on the recent passing of Her Majesty Queen Elizabeth II. He mentioned the profound affect Her Majesty had had on us all, and the magnificent example she had set of putting service before self. Her Majesty was a role model of togetherness, caring and good governance. The Chairman was sure she would want us to remember her with great fondness, but also look to the future and make it as positive as possible for everyone. As Councillors, the Chairman believed there was no better example to follow in serving the people of West Berkshire. The Chairman then held a Minute's Silence in respect for Her Majesty The Queen.

The Chairman reported that sixteen events had been attended since the last meeting of Council, some of which were related to the royal mourning and Proclamation. He expressed his gratitude to Councillor Clive Hooker for stepping in on occasions when both he and the Vice-Chairman had been unavailable.

The Chairman reported that he had visited a number of voluntary organisations, many of those supporting vulnerable people. Both he and the Chairman's Lady continued to be awed by the excellent work that they did, and the huge voluntary effort that was mounted every day.

The Chairman referred to the Citizenship Ceremony held last month, which was particularly poignant for the first new citizens in the district to swear allegiance to His Majesty The King.



## COUNCIL - 6 OCTOBER 2022 - MINUTES

The Chairman noted that Mr Shiraz Sheikh, the Deputy Monitoring Officer, would be leaving the authority shortly and thanked him on behalf of all Members for his support.

Prior to the Chairman making his remarks, Councillor Jeff Brooks had thanked the Chairman, the Leader of Council, the Deputy Leader of Council, the Chief Executive, the Monitoring Officer, the Deputy Monitoring Officer and all other officers involved, for their part in the refurbishment of the Council Chamber, and expressed his delight at the return to the usual debating rules.

### 41. Minutes

The Minutes of the meeting held on 19 July 2022 were approved as a true and correct record and signed by the Chairman subject to the following amendment:

Item 24. Declarations of Interest and Item 37. Motion on Royal Berkshire Hospital Redevelopment – to reflect that the interest declared by Councillor Graham Bridgman was a personal interest and not an other registrable interest.

### 42. Declarations of Interest

Councillor Claire Rowles indicated her intention to abstain on any votes taken during the meeting whilst she awaited clarity on a conflict of interest point.

Councillor Jeremy Cottam declared a personal interest in Agenda Item 18. Notices of Motion and determined to remain to take part in the debate and vote on the matter.

### 43. Petitions

Councillor Phil Barnett presented a petition containing 18 signatures which requested the Council to consider adding parts of Queens Road to existing resident parking schemes. The Chairman stated that this petition would be reviewed by officers who would confirm to Councillor Barnett within ten days what action would be taken on it.

Councillor Steve Masters presented a petition which requested that 'hedgehog highways' become a planning condition. The Chairman stated that this petition would be reviewed by officers who would confirm to Councillor Masters within ten days what action would be taken on it.

### 44. Public Questions

The Chairman advised that Question F as published in the agenda had been rejected by the Monitoring Officer under Rule 4.12.3 as it related to a planning application, an ongoing complaint and required the disclosure of confidential or exempt information.

The Chairman advised that Question G as published in the agenda had been rejected by the Monitoring Officer under Rule 4.12.3 as it required the disclosure of confidential or exempt information.

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

- (a) A question standing in the name of Mr Joseph Tolman-Lopez on the subject of the parking situation on Argyle Road was answered by the Portfolio Holder for Planning, Transport and Countryside.
- (b) A question standing in the name of Ms Paula Saunderson on the subject of a request for a Surface Water Management Plan for Clayhill Ward was answered by the Portfolio Holder for Planning, Transport and Countryside.
- (c) A question standing in the name of Mr Paul Morgan on the subject of the recommendations from the London Road Industrial Estate Task Group was answered by the Portfolio Holder for Finance and Economic Development.

## COUNCIL - 6 OCTOBER 2022 - MINUTES

- (d) A question standing in the name of Mr John Gotelee on the subject of the creation of jobs on the London Road Industrial Estate was answered by the Portfolio Holder for Finance and Economic Development.
- (e) A question standing in the name of Mr Alan Pearce on the subject of the release of surface water runoff from the new A339 London Road Industrial Estate junction was answered by the Portfolio Holder for Planning, Transport and Countryside.
- (f) This question was rejected by the Monitoring Officer under Rule 4.12.3.
- (g) This question was rejected by the Monitoring Officer under Rule 4.12.3.
- (h) A question standing in the name of Mr Simon Pike on the subject of the proposed intervention for Newbury and Thatcham bus enhancements was answered by the Portfolio Holder for Planning, Transport and Countryside.
- (i) A question standing in the name of Ms Paula Saunderson on the subject of applying for Surface Water Programme funding from Thames Water was answered by the Portfolio Holder for Planning, Transport and Countryside.
- (j) A question standing in the name of Mr Alan Pearce on the subject of individual sites on the London Road Industrial Estate complying with common drainage law and planning policy was answered by the Portfolio Holder for Finance and Economic Development.
- (k) A question standing in the name of Mr John Gotelee on the subject of whether the London Road Industrial Estate refresh project was fully costed was answered by the Portfolio Holder for Finance and Economic Development.

### **45. Membership of Committees**

There were no proposed changes to the membership of Committees for Council to consider.

### **46. Motions from Previous Meetings**

Members were asked to note the response to a Motion from Councillor Adrian Abbs on 'Helping the Taxi Trade Go Greener' which had been tabled at a previous Council meeting. As the Motion had been discussed and responded to by the Executive at its meeting on 22 September 2022, it was not proposed to revisit the discussion on this item at this meeting.

### **47. Licensing Committee**

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

Councillor Tony Vickers highlighted how on occasions the draft Minutes of previous Committee meetings mentioned in the Council agenda were not available for consideration. The Chairman noted this point and requested that officers review this issue subsequent to the meeting.

### **48. Personnel Committee**

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

### **49. Governance and Ethics Committee**

The Council noted that, since its last meeting, the Governance and Ethics Committee had met on 25 July and 26 September 2022.

### **50. District Planning Committee**

The Council noted that, since its last meeting, the District Planning Committee had not met.

**51. Overview and Scrutiny Management Commission**

The Council noted that, since its last meeting, the Overview and Scrutiny Management Commission had met on 6 September 2022.

**52. Health Scrutiny Committee**

The Council noted that, since its last meeting, the Health Scrutiny Committee had met on 20 September 2022.

**53. Health and Wellbeing Board**

The Council noted that, since its last meeting, the Health and Wellbeing Board had met on 21 July 2022.

**54. Joint Public Protection Committee**

The Council noted that, since its last meeting, the Joint Public Protection Committee had not met.

**55. Updates to the Constitution (C4260)**

The Council considered a report (Agenda Item 17) which provided an update on the work undertaken by the Constitution Review Task Group to date, and proposed the approval of Constitutional updates. The report also advised of the further work that would be undertaken in anticipation of further revisions due to be brought forward to Council in December 2022.

**MOTION:** Proposed by Councillor Thomas Marino and seconded by Councillor Graham Bridgman:

“That Council:

- (a) approves the Meeting Rules including the Meeting Rules Table, the Questions Appendix, and the Petitions Appendix, which are attached at Appendix A to this Report;
- (b) approves the Council Rules, which are attached at Appendix B to this Report;
- (c) approves the Executive Rules, which are attached at Appendix C to this Report;
- (d) approves the Council Bodies Rules, which are attached at Appendix D to this Report;
- (e) approves the following Bodies Rules, which are attached at Appendix E to this Report:
  - Appeals Appendix
  - Governance Appendix
  - Health and Wellbeing Appendix
  - Health Scrutiny Appendix
  - Joint Public Protection Committee Appendix
  - Licensing Appendix
  - Licensing Sub-Committee Appendix
  - Personnel Appendix
  - Planning Appendix
  - Scrutiny Appendix
- (f) notes that the above Rules will replace current Parts of the Constitution, namely:
  - 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
  - Part 12 – Personnel Rules of Procedure

## COUNCIL - 6 OCTOBER 2022 - MINUTES

- Part 13 - Codes and Protocols – Appendix A - West Berkshire Code of Conduct for Planning
  - Part 13 – Codes and Protocols - Appendix B - Protocol for Decision-Making by Individual Executive Members
  - Part 13 - Codes and Protocols - Appendix B1– Individual Decision making Process
  - Part 13 - Codes and Protocols – Appendix C - Procedure Rules for Dealing with representations
  - Part 13 - Codes and Protocols - Appendix G - West Berkshire Code of Conduct for Licensing
  - Part 13 - Codes and Protocols – Appendix I - Councillor Call for Action Protocol
- (g) agrees that the changes to the Constitution detailed in this report take effect from 1 January 2023;
- (h) delegates to the Monitoring Officer in consultation with the Chairman of the Constitution Review Task Group the power to make minor additional corrections to the parts of the Constitution to ensure consistency in terminology and presentation.

Councillor Marino introduced the report and commended the work of the officers and Members involved in the Task Group. He highlighted how this had begun as a ‘tidying up’ exercise which had evolved in to a consolidation process, and believed Members would agree that the new parts formed a cohesive whole containing all pertinent information. Councillor Marino confirmed that the documents required further typographical and tidying edits, and a glossary was being developed to capture a number of defined terms used throughout. He referred to the recommendation delegating authority to the Monitoring Officer, in consultation with the Chairman of the Constitution Review Task Group, to make minor additional corrections and noted the intent to take any revisions to a future meeting of the Task Group for robustness. More substantive amendments required as identified by the Monitoring Officer would subsequently be brought before Council for consideration.

Councillor Andy Moore advised he had been a member of the Task Group since its inception and that he supported the Motion. He also commended the work of officers, and in particular the work of the Chairman of the Task Group, Councillor Graham Bridgman.

Councillor David Marsh indicated his support for the Motion and praised the Chairman of the Task Group for his patience and editing skills, and also in taking forward the work with courtesy and a cross party consensus. He then highlighted his political group’s position that constitutional amendments should be taken further, in particular the abolishment of the executive decision-making model and a return to a committee system.

Councillor Graham Bridgman thanked Councillors Moore and Marsh for their kind words, and expressed gratitude to the officers for their sterling work and to the members of the Task Group for their involvement. He widened his thanks to all those Members who engaged with the two workshops that were held, as well as to the various Chairmen and Vice-Chairmen who had engaged with a paper process looking at revisions relating to particular Committees and Boards. Councillor Bridgman encouraged his colleagues to report any minor issues they identified in the draft documents to him and the Monitoring Officer.

In conclusion, Councillor Marino also expressed his thanks to officers and the members of the Task Group and invited Council to support the Motion.

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

56. **Notices of Motion**

*Councillor Jeremy Cottam declared an interest in Agenda Item 18. Notices of Motion (Motion E: Declaring a Cost of Living Emergency) by virtue of his involvement with the Thatcham Chamber of Commerce. As his interest was a personal interest he determined to remain to take part in the debate and vote on the matter.*

The Chairman advised that he would be revising the order of Motions as published on the agenda and bringing forward Motion E (Declaring a Cost of Living Emergency) for consideration immediately following Motion C (Cost of Living) to reflect the similarity in subject matter. He also advised that Motion F would be withdrawn from consideration.

The Council considered the under-mentioned Motion (Agenda Item 18(a) refers) submitted in the name of Councillor Lynne Doherty relating to the Local Government Association (LGA) 'Debate not Hate' campaign.

**MOTION:** Proposed by Councillor Lynne Doherty and seconded by Councillor Thomas Marino:

"Building on what we agreed in our Motion on Civility in Politics, this Council supports the LGA 'Debate not Hate' campaign.

This Council:

- agrees that anyone, regardless of their background or political affiliation, should feel safe to become a Councillor and be proud to represent their community.
- believes that the increasing level of abuse and intimidation aimed at local politicians is preventing elected members from representing the communities they serve, deterring individuals from standing for election and undermining local democracy.
- will support the campaign to raise public awareness of the role of Councillors in their communities, encourage healthy debate and improve the responses and support for local politicians facing abuse and intimidation.
- asks the Leader of the Council to sign the LGA's public statement on behalf of the Council, and encourages all Councillors to individually sign the statement and share that they have done so on social media also".

Councillor Doherty advised she had submitted this Motion following her attendance at the LGA Conference, where the report on abuse and intimidation faced by Councillors had been released and had contained key findings and recommendations. The LGA summary report recognised that the right to object and constructively challenge were both key components of democracy, but abuse and intimidation crossed the line into unacceptable behaviour and served to silence democratic voices and deter people from engaging with politics. Councillor Doherty noted that regular abuse for many Councillors was an everyday occurrence, and highlighted the negative impact on encouraging potential female candidates this had. She believed that all elected role models had a part to play, and that it was not acceptable to be subjected to abuse from either the public or fellow Councillors. Councillor Doherty invited Council to support the LGA campaign by agreeing to sign its public statement, and to also lead by example and help cease the normalisation of abusive behaviour.

Councillor Jeff Brooks expressed his view that social media attracted people who believed anonymity allowed them to be abusive. He stated that the abuse of people in public office was unacceptable, though he felt part of it came from being associated with a political party. Councillor Brooks indicated his support for the Motion and encouraged the parties to go further by helping potential candidates to understand the rewards of the role. He also encouraged the Administration to review and improve the tone in which they responded to public questioners at meetings.

## COUNCIL - 6 OCTOBER 2022 - MINUTES

Councillor Adrian Abbs supported the Motion and referred to the recent opportunity presented at Greenfest to remove the politics out of environmental issues but which had unfortunately been cancelled. He noted that he had been taken aback when first elected at the tone of debate amongst Members, but felt that this had been improving.

Councillor Martha Vickers supported the Motion and referred to a Council organised debate she had taken part in to try and encourage more women into politics. She felt further work was also required on engaging with young people, building on current initiatives already in place in some Town Councils. Councillor Vickers also wished to provide reassurance that instances of abuse when knocking on doors were rare.

Councillor David Marsh referred to a racist incident he had witnessed whilst campaigning before Brexit. He believed that some members of the government could set a better example and improve the public perception of politicians. Councillor Marsh also referred to examples of behaviour displayed by senior Councillors in the Administration which he felt did not display courtesy and respect as required in the Code of Conduct.

Councillor Steve Masters supported the Motion but referred to Members from across the parties having expressed dissatisfaction at abuse received from within their own groups which he also felt needed to be addressed.

Councillor Carolyne Culver supported the Motion and noted that she had not personally received abuse from residents. However, she believed that a growing issue for local councillors was being compared to politicians in Parliament and having to face criticism as a result of their actions. She felt that potential candidates were being deterred due to the allowance, the time commitment, the impact on family commitments, and the perception of no traction or influence. Councillor Culver supported the abolishment of the Executive decision-making system, as she felt the committee system would allow the public to see that all Councillors had an input and could encourage them to stand for election. Councillor Culver wanted to highlight that, though accused of such, she had not criticised a fellow Councillor for taking paternity leave. She also stated that, as a Member of a political party, Councillors should probably expect criticism of policies. She argued that an increase in Independent Councillors who wanted to represent their residents and not a political party in the Chamber would be of benefit, but that potential candidates were put off by the tone of debate and what was happening nationally.

Councillor Keith Woodhams advised that he did not use social media and so would therefore be unable to promote that he had individually signed the statement as per the last bullet point in the Motion.

Councillor Claire Rowles wanted to endorse the position of encouraging more women in to politics whom she believed were being put off due to the abuse received. She indicated that she would have been in support of the Motion if she were not abstaining from all votes.

Councillor Tony Linden supported the Motion and referred to the difficulties in recruiting candidates. He suggested that all Members should be careful about what they say, and to be mindful of humility and treating people with respect in accordance with the Code of Conduct and the Nolan Principles.

Councillor Tony Vickers noted the historic spacing in chambers of 'two swords' length' between parties which gave an indication as to how passionate debating used to be and which he felt had not gone away. He highlighted that more than two sides were required to avoid a confrontational style of debate, and that the breaking down of the political parties into smaller groups to create a multi-party system would be healthier for

## COUNCIL - 6 OCTOBER 2022 - MINUTES

democratic debate. He also argued that a move towards proportional representation would improve participation in democracy at every level.

Councillor Marino confirmed that he relished a robust debate as it was the art of arguing a position in the marketplace of ideas. However, he felt that personal attacks had no place in politics. He accepted that not everyone would agree with his political group or the decisions taken by them, but felt that discourse between those with a difference in public opinion should be carried out in the spirit of mutual respect. He highlighted that some Councillors would not be deterred by derogatory personal attacks but that this did not apply to all, especially given that it had escalated into physical attacks on some Councillors as reported across the country. In conclusion, he called upon Members to remember just how important civility in public life was.

In summing up, Councillor Doherty agreed that debating and disagreeing with one another was a healthy part of democracy but abuse and intimidation crossed the line into dangerous territory. She noted that social media was a platform with which to talk to people that might be interested in her views and therefore could not be avoided, but argued that a differing viewpoint did not allow others to make her a target for abuse. Councillor Doherty confirmed that she had individually signed the pledge but wanted to sign it on behalf of West Berkshire Council to encourage people, irrespective of political views and beliefs, to work collectively and with respect for each other. She concluded by thanking Members for their support.

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

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The Council considered the under-mentioned Motion (Agenda Item 18(b) refers) submitted in the name of Councillor Adrian Abbs regarding high street canopies. The Chairman advised that notice of a minor alteration to the Motion had been circulated to all Members prior to the meeting, and it was the altered version being proposed by Councillor Abbs and seconded by Councillor Tony Vickers.

The Chairman advised that Council would not debate the Motion and, in accordance with Rule 4.9.8, this would be referred to the Environment Advisory Group and then to Executive for consideration as the detail of the Motion fell within the remit of the Executive. A report would be considered by the Environment Advisory Group and then by Executive and the outcome of that would be reported to Council.

**ALTERED MOTION:** Proposed by Councillor Adrian Abbs and seconded by Councillor Tony Vickers:

“Given the constant temperature rises seen year on year (especially in the summer months) it is becoming critical to protect both ourselves and our economy by providing shade for humans, business and wildlife.

Therefore:

This Council notes:

- That Climate change is leading to higher temperatures.
- That Green Canopy cover can help significantly with providing shade.
- That Newbury Town Council have passed a motion asking for WBC assistance to achieve this.
- That some trees that existed previously are missing.
- That some trees are showing signs of stress due to either their location, care regime, or age.

This Council therefore resolves to:



## COUNCIL - 6 OCTOBER 2022 - MINUTES

- Approach interested parties (such as Parish and Town councils as well as bodies such as Newbury BID) to gauge their willingness to be involved in a rapid roll out of Green Canopies on their high streets.
  - Commit to beginning a program of investigation on various methods of achieving green canopies that could be applied to the various scenarios that will be found in West Berkshire.
  - Commit to replacing any existing missing trees such as the one on Newbury High Street.
  - Undertake a quick survey of all trees to ascertain their current condition.
  - Create a forward plan for any tree identified as needing attention”.
- 

The Council considered the under-mentioned Motion (Agenda Item 18(c) refers) submitted in the name of Councillor Lynne Doherty regarding the cost of living, a minor alteration to which had been circulated to all Members prior to the meeting.

**ALTERED MOTION:** Proposed by Councillor Lynne Doherty and seconded by Councillor Steve Ardagh-Walter:

“This Council is concerned about the effect that the increase in the cost of living is having on the residents of West Berkshire.

This Council notes that if it weren't for the intervention announced by the new Prime Minister, Liz Truss, domestic electricity and gas prices would have risen by 80% in October, with further increases expected in January.

This Council welcomes the financial support offered, such as the new Energy Price Cap, the Energy Bills Support Scheme, and the Discretionary Fund, as well as the commitment to raise the supply of energy – particularly clean energy such as nuclear, wind, and solar.

This Council resolves to request that the Executive use the funding provided by HM Government to help residents of West Berkshire. Including, but not limited to: asking anyone who has not received their £150 rebate to get in touch so that can be distributed; encouraging residents to check if they are eligible for Council Tax Reduction; using the Household Support Fund to support those most in need with household costs such as energy bills, food, clothing and housing costs in exceptional circumstances; and considering what additional action the Council can take to help the residents of West Berkshire”.

Councillor Doherty raised concerns around the cost of living crisis being faced by many residents and noted that preparation for the winter months had already begun. She referred to the recent experience of assisting residents through a crisis, and the successful partnership with the Greenham Trust and the Volunteer Centre looking at a hub model to support residents coming forward. She noted that a discussion on this subject matter had also already taken place at the Health and Wellbeing Board. Councillor Doherty confirmed that the Council would be receiving around £695k for its third tranche of the Household Support Grant, and referenced what had been done with the funding already received. The Motion recognised the difficulties being faced in the pockets of deprivation in the district, and Councillor Doherty explained the importance of making sure that those in need of help and support knew where to go for it. She particularly welcomed the Energy Price Guarantee as a way of saving the typical average household around £1k, and the conversations taking place regarding free school meals in holiday periods as well as other ways of providing support to those in need.

Councillor Jeff Brooks argued that the Motion had no substance and had been written by Conservative Headquarters to boost the beleaguered Prime Minister. He questioned why

## COUNCIL - 6 OCTOBER 2022 - MINUTES

this Council should support the actions of a troubled government, and suggested the Motion resolved to take actions on matters that would be undertaken anyway (such as the distribution of funding) and was therefore wasting the time of the Council. Councillor Brooks indicated that his political group would be abstaining on this vote because the Motion would not achieve anything.

Councillor Martha Vickers referred to the report considered by the Health and Wellbeing Board at its recent meeting which outlined some good initiatives being proposed, though concerns had been expressed regarding the availability of central government funding to deliver all the proposals. She suggested that all Members read the report due to the serious matters addressed within it, and that more interest should be taken in the work of the Board. It had been suggested at the Board meeting that the cost of living emergency could be approached in a manner similar to the response to the Covid 19 emergency with the creation of a sub-group of the Board to consider proposals. Councillor Vickers then referred to the grant funding from government which was welcomed, but noted that if the government did not ensure that benefits kept pace with inflation then the grants would be negated.

Councillor Adrian Abbs expressed dissatisfaction that the Motion congratulated the Prime Minister given the issues being faced which he believed had been caused by twelve years of Conservative government. He stated that successive governments had not been focussed on solutions which could have been producing cleaner and cheaper energy by now. He also argued that the real issue with energy costs was the increase to standing charges, resulting in expensive bills even with a reduction in use. Councillor Abbs called for a general election so that it would be clear which manifesto people wanted to support.

Councillor David Marsh expressed his astonishment at the Prime Minister being named and praised in the Motion given previous examples of opposition Motions having been criticised for being too political. He referred to the Council decision not to provide £40k of funding to the Food Bank which would have enabled it to employ extra staff members to help share the burden of work that it was currently facing, primarily driven by the £20 a week Universal Credit cut that he felt was taken unilaterally and unreasonably off the poorest people in the community. He believed that this Motion did not go far enough to address the very real crisis that residents were facing, and found it incredible that in a wealthy country people were reliant on food banks, charities, churches and libraries. He also noted that there was no reference to fracking within the Motion given the central government agenda on this issue.

Councillor Ross Mackinnon expressed his disappointment that the opposition had questioned why they should support what the government was doing, which had included a commitment of £150b to support the energy price cap, the £150 Council Tax rebate given to all residents in Bands A to D, the Warm Homes discount, and the Household Support Fund. He argued that all Members should work together to deal with the cost of living crisis.

Councillor Tony Vickers indicated that he would not support a Motion calling on Members to note what the Prime Minister was doing. He expressed disappointment in the process that had led to the appointment of the new Prime Minister, and confusion over the differing strands of conservatism displayed over the last twelve years of government.

Councillor Howard Woollaston raised a point of order that Councillor Tony Vickers statement was not concerned with or relevant to the Motion. Councillor Tony Vickers argued that as the Prime Minister was mentioned in the Motion he could refer to her, and that he was responding to the query from Councillor Mackinnon regarding why the opposition did not support Conservative decisions.

## COUNCIL - 6 OCTOBER 2022 - MINUTES

Councillor Tony Vickers continued by setting out his belief that the election of the Prime Minister had been an abuse of democracy and that a general election should have been called. He outlined how his political party had wanted to insulate homes with a view to reducing fuel costs, as well as investing in renewable energy far more seriously than had been done. He noted that his group were happy at the initiatives that had been put in place so far to help people with the cost of living crisis, but they felt it was happening too late.

Councillor Owen Jeffery referred to the responsibility of the Council for many millions of pounds and many vital services, and expressed his shame on behalf of the Council that it was being asked to support what he viewed as a sycophantic Motion. He argued that the Motion had no substance and would make no difference in addressing the cost of living crisis.

Councillor Biyi Oloko referred to the war in Ukraine and the subsequent effect on energy prices in the UK, and explained how he believed supporting the government helped to minimise discord and focus on the relevant issues. He supported the Motion as he felt that extraordinary times called for extraordinary actions.

Councillor Steve Masters expressed his unease at the specific mention of the Prime Minister in the Motion. In response to Councillor Mackinnon, he explained that his group did support the £150b for the energy price cap but not in the method it was done. He argued it had shored up the profits that the energy companies had made off the back of rising prices when they could have been made to forgo some of that in a tax. Councillor Masters felt that the policies of the current government pandered to Conservative Party donors whilst everyone else suffered. He concluded by commending and thanking the officers he had dealt with to facilitate the warm spaces proposed by the churches and voluntary groups.

Councillor Thomas Marino expressed disbelief at the call for what he believed to be an unnecessary general election. He set out how the opposition wanted to cause weeks of parliamentary shutdown at the beginning of a difficult winter in a cost of living crisis, costing hundreds of thousands of pounds in expenses and officers time.

Councillor Graham Bridgman referred to the cost of living report mentioned earlier in the meeting considered by the Health and Wellbeing Board and encouraged Members to read it and watch the recorded debate. He invited Members to recall that the Covid 19 emergency had shown how communities engaged with issues that affected all residents, and he encouraged them to help their residents by signposting to applicable benefits or the Hub system. Councillor Bridgman also applauded the partnership to match fund between the Council and the Greenham Trust.

Councillor Ardagh-Walter expressed his disappointment that the opposition appeared to not support the Motion because of the Conservative government. He noted that central government had its responsibilities but local authorities had the responsibility to deliver funding and schemes to local residents to help resolve difficulties. He referred to the global crisis and worldwide energy prices reaching shocking levels, and the subsequent impact on the most vulnerable in our communities which the Administration was addressing. Councillor Ardagh-Walter highlighted that some of the biggest profits being made currently were by green energy providers but that the focus needed to be on helping our residents with the tools available to the Council which the Motion supported.

In summing up, Councillor Doherty acknowledged that the debate had moved away from the Motion and on to national politics, but that the Prime Minister was the leader of the country and it was a Conservative government taking decisions whether the opposition approved or not. She thought it worthwhile to recognise that the energy price guarantee

## COUNCIL - 6 OCTOBER 2022 - MINUTES

would save the typical household around £1k which would make a huge difference to residents no longer facing uncapped energy prices. Councillor Doherty called on those that cared about how best to support the cost of living crisis in West Berkshire to support the Motion rather than play politics with it.

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

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The Council considered the under-mentioned Motion (Agenda Item 18(e) refers) submitted in the name of Councillor Erik Pattenden regarding declaring a cost of living emergency, a minor alteration to which had been circulated to all Members prior to the meeting.

**ALTERED MOTION:** Proposed by Councillor Jeff Brooks and seconded by Councillor Owen Jeffery:

“Council notes that:

- There has been an unprecedented increase in the cost of living, which is having a significant impact on working people, pensioners, and those on benefits.
- This is in part caused by the rise in the Ofgem energy price cap, food and petrol/diesel price increases, rising inflation and wage growth stagnation.
- The ONS report three in four adults feel very or somewhat worried about the rising costs of living
- According to a report by the Resolution Foundation, people are facing the worst fall in living standards since the 1970s.
- According to data from the ONS, a typical household will have to spend an extra £1,287 due to rising cost of essentials and tax in 2022/23, but in West Berkshire, the average household energy rise will be £2,251.28.
- In 2021/22 the West Berks Foodbank distributed 10,033 seven-day food parcels to local people in crisis.
- Between 2018 and 2021 there has been a four-fold increase in the distribution of food parcels from West Berks Foodbank to over 8600 in 2019-20 and 2020-21 (projected to be even higher this year)
- In addition, West Berks Foodbank supports other local charities with 1 tonne of food and essential items per month.

Despite the support the Council, central government and local organisations have been able to provide, it's clear that residents are experiencing serious financial challenges due to the rising cost of living, which are set to worsen, impacting directly on their financial and mental wellbeing.

Consequently, Council resolves to:

- Declare a 'Cost of Living Emergency' in West Berkshire.
- Ask the Executive to create a West Berkshire Financial Assistance Scheme and commit £300K to issue as additional food and fuel vouchers to approximately 4,000 residents on the lowest incomes.
- Ask the Executive to host a local Cost-of-Living Emergency Summit, with stakeholders, including local Town and Parish Councils, Citizens Advice, West Berks Food Bank, Local Trades Unions, and Chambers of Commerce and organisations working to support residents facing hardship.
- Call on the Government to act immediately to tackle the cost of living crisis by cutting the standard rate of VAT to 17.5%, restoring the Universal Credit supplement of £20, expanding the Warm Home Discount and introducing a home insulation fund to cut heating bills and carbon emissions”.

## COUNCIL - 6 OCTOBER 2022 - MINUTES

Councillor Brooks referred to the extraordinary action called for by Councillor Oloko and invited Council to declare a cost of living emergency. He suggested the Executive be asked to create a West Berkshire Financial Assistance Scheme and commit £300k to issue as additional food and fuel vouchers to help approximately 4,000 residents on the lowest incomes. He asked for a local cost of living emergency summit to be held with stakeholders and for the government to be called upon to provide additional support by reducing VAT. He referred to the unprecedented increase in the cost of living and the impact it was having on working people. He believed this Motion would make a difference and provide help unlike the previous Motion. He noted that people with mortgages were facing 10% interest rates which could lead to negative equity and people giving up their houses. He reiterated that the context of the crisis was beyond control and due to economic problems caused by Covid-19 and the invasion of Ukraine, but argued that this Council could take action by providing practical help along with the voluntary sector and other stakeholders following an emergency summit. Councillor Brooks urged Members to vote for the Motion and take action, not to just applaud decisions taken in Westminster.

Councillor Lynne Doherty advised that she would not be supporting the Motion. She did not believe that creating a title of 'Cost of Living Emergency' was an effective action nor made any difference to residents. She also highlighted that nearly £700k had been put into the Household Support Grant, double the amount called for in the Motion. Councillor Doherty referred to comments made earlier in the meeting regarding the committee system and advised that the Local Government Association did not support this decision-making model. In her opinion the committee system was cumbersome and slow to take decisions and she believed the emergency summit proposed in the Motion would be the same. She also noted that the Chief Executive was already liaising with local providers, and meetings with the voluntary sector had been scheduled. Councillor Doherty then referred to the final resolution in the Motion and stated that Universal Credit was an exemplary system supported by the Joseph Rowntree Foundation. A recent report she had read had set out how Universal Credit helped people in to employment and that it could, if used properly, be a positive factor for growth. She did not believe, therefore, that a simple addition of £20 for all was effective. Councillor Doherty concluded by outlining other actions taken by the Administration to support the elderly and to provide vouchers to those most in need over the coming months.

Councillor Jeremy Cottam agreed with the sentiment that these were extraordinary times and urged Members to focus on what more could be done now to help address the issues being faced by residents. He emphasised that it was a cost of living emergency and to declare it as such made clear the intent of the Council. He confirmed that the £300k referred to in the Motion would be focussed on and dedicated to assisting those in extreme poverty and deprivation.

Councillor Ross Mackinnon referred to the proposal within the Motion to call on the government to cut the standard rate of VAT, and queried whether the opposition were aware that it would cost around £19b a year to do so. He noted that he supported a VAT cut in the context of an overall responsible budget but argued that the Motion was calling for action without the thought of consequences.

Councillor Adrian Abbs highlighted that the Motion called for an extra £300k which would be in addition to the ongoing work mentioned by Councillor Doherty earlier in the debate. He stated that he had found it difficult to follow Conservative thinking when responding to the Covid-19 emergency because the position taken was of having no control, whereas he believed that choices were made not to do things at the right time and so the problem was made worse. He felt this also applied now to the energy crisis due to previous incorrect decisions. He noted that ideally the recommendations in this Motion could have been proposed during debate as an amendment to Councillor's Doherty's Motion, but

## COUNCIL - 6 OCTOBER 2022 - MINUTES

that procedural rules had not allowed for that if this Motion was to be discussed separately. He then mentioned the unacceptable length of time it was taking on average for a Motion proposed at Council to be dealt with following referral to another Committee for consideration.

Councillor Martha Vickers argued that Universal Credit was only a good system when adequately funded, and noted that the Joseph Rowntree Foundation as well as Citizens Advice had lobbied for it to keep pace with inflation.

Councillor Biyi Oloko stated his opinion that the Motion was an example of extraordinary inertia rather than action.

Councillor Steve Ardagh-Walter argued that hindsight made for good decisions but being a government minister was an extraordinarily difficult job and mistakes did happen. He highlighted what he believed to be poor examples of Liberal Democrat decision-making and argued the futility of second guessing previous decisions.

Councillor Steve Masters believed that a cost of living emergency should be declared, and noted the support expressed from all parties to help those most in need. He expressed disappointment that this Motion from the Liberal Democrats had not been added to the Motion from the Conservatives as an amendment, and suggested that a consensus might have been achieved had the figures revealed tonight by the Administration been made available earlier. He also supported the notion of having Members and local agencies meet in a summit to obtain agreement and make progress, especially given the conversations already taking place between these groups. Councillor Masters referred to his meeting at St. Johns with the church and voluntary groups regarding the provision of assistance to vulnerable people, and he thanked those that had attended and contributed. He concluded by stating that agreement on this matter could have been achieved more co-operatively and with less recrimination.

Councillor Graham Bridgman reflected on the four elements of the proposal. He did not believe that the cost of living was a crisis affecting all residents in the district, but noted that there were pockets of deprivation within West Berkshire. He agreed with the comments made earlier in the debate by Councillor Doherty concerning the proposal to commit £300k to additional food and fuel vouchers for approximately 4000 residents, as that was already happening and with more money being spent. He reiterated that Members should signpost residents to the aid available, and was uncertain that a summit would achieve the same level of engagement already obtained through the Health and Wellbeing Board. Councillor Bridgman also fundamentally opposed the proposal contained within the final bullet point of the Motion regarding VAT and could not therefore support it.

Councillor Owen Jeffery believed this matter could have been a joint proposal supported by all Members if there had been an ability to have cross party discussion beforehand. He felt, however, that this was something rarely offered by the Administration. He argued that this had been a missed opportunity to work publicly together for the entire community of West Berkshire.

In summing up, Councillor Brooks went further and suggested that the Administration never offered the opportunity for Members to work together. He commented on the fact that this Motion could have been put forward as an amendment to the Conservative Motion prior to the meeting, but that the Administration would have refused it. He argued that declaring it as an emergency, just as with the climate emergency, was a positive action because it attracted focus and attention and became important. Councillor Brooks was uncertain why decision-making models had been introduced to the debate, but noted that the executive system gave power to a small number of Councillors with the

## COUNCIL - 6 OCTOBER 2022 - MINUTES

remaining backbenchers having little involvement. He felt that the committee system would encourage candidates to stand for election as it allowed all Councillors to be engaged in the democratic process. He reiterated that the £300k proposed in the Motion was additional funding, and that it was dismissive to object to hosting a summit just because meetings with external groups were already taking place. He also thought it inappropriate of the Administration to dismiss a VAT cut given the tax initiatives mentioned by the Prime Minister during her election campaign. Councillor Brooks believed that the Administration automatically opposed any proposals put forward by the opposition but that his party would continue to suggest good ideas.

The Motion was put to the vote and declared **LOST**.

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The Council considered the under-mentioned Motion (Agenda Item 18(d) refers) submitted in the name of Councillor Ross Mackinnon relating to the Rural Economy Conference.

The Chairman advised that Council would not debate the Motion and, in accordance with Rule 4.9.8, this would be referred to the Executive for consideration as the detail of the Motion falls within its remit.

**MOTION:** Proposed by Councillor Ross Mackinnon and seconded by Councillor Hilary Cole:

“This council welcomes the recently published research paper by the Royal Town Planning Institute on ‘Rural Planning in the 2020s’. Our Council recognises that a thriving rural economy is essential to our prosperity and well-being. It is of vital importance and in the interests of all our residents to protect and develop our rural economy, and to encourage and enable rural businesses to start-up, develop, adapt and diversify.

We recognise the importance of the principle of sustainable development, and its three overarching objectives: economic, social and environmental. The principle of sustainable development is an important part of the National Planning Policy Framework (NPPF) and our own local planning policies here in West Berkshire.

The NPPF itself states in section 2, paragraph 9, that “Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.”

One such significant aspect of the character of West Berkshire is its largely rural setting. Outside of the main towns and rural service centres, the only practicable means of travelling to and from many homes and businesses in these areas is by private car. As an authority we will always seek to promote active travel and rural public transport initiatives as sustainable options to access new businesses in our beautiful countryside, however we accept that this is not going to be practical in all instances.

The environmental objective of sustainable development includes moving to a low carbon economy. The significant and continuing reduction in carbon emissions from petrol car engines, and the increasing take-up of electric vehicles, means that private car use is not incompatible in the long-term with the movement to a low carbon economy.

This council therefore urges that a site should not be considered to be in an unsustainable location by being only accessible practicably by private car. Assessment of sustainability should give particular consideration to the need to secure a diverse and adaptive rural economy balanced against wider social and environmental factors.



## COUNCIL - 6 OCTOBER 2022 - MINUTES

We therefore resolve to ask that the Executive hold a Rural Economy Conference in November, which will bring together rural businesses, senior Council officers and other interested parties, to consider how this Council can help our rural businesses overcome the challenges and barriers they face to encourage them to develop, diversify, adapt and thrive”.

Councillors Tony Vickers and Carlyne Culver raised a point of information regarding the invitation already received by them to a Rural Business Forum on 4 November 2022. As the next Executive meeting was due to be held on 3 November, they queried the timing of referring this matter to the Executive. Councillor Mackinnon clarified that the Executive could determine to hold a Forum outside of one of its formal meetings.

Councillor Graham Bridgman raised a point of order regarding the decision to refer this Motion to Executive as it was his understanding that planning policy CS10 was a matter for Council determination. The Chairman advised that the Motion would still be referred to the Executive as per the advice of the Monitoring Officer given that it requested the Executive to take action on the matter.

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The Chairman advised that, following extensive consultation with the Monitoring Officer, he had taken the decision to withdraw Motion F from the agenda under Rule 4.9.5 as the wording of the proposed resolution referred to Executive powers. In his view it would also be impossible to debate the Motion in any forum without discussing the merits of the current judicial review, meaning Council could therefore not have a meaningful debate.

Councillor Graham Bridgman proposed that the meeting be extended until 10.30pm. This was seconded by the Chairman and duly approved by Council.

### 57. Members' Questions

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

- (a) A question standing in the name of Councillor Carlyne Culver on the subject of the Council's work with local landowners to create offsetting projects for carbon, biodiversity and nutrient neutrality was answered by the Portfolio Holder for Environment and Transformation.
- (b) A question standing in the name of Councillor Steve Masters on the subject of the Council's current and proposed draft policies regarding Shale gas extraction in West Berkshire was answered by the Portfolio Holder for Environment and Transformation.
- (c) A question standing in the name of Councillor Carlyne Culver on the subject of the impact of recent government planning policy announcements on the evolving draft Local Plan was answered by the Portfolio Holder for Planning, Transport and Countryside.
- (d) A question standing in the name of Councillor Steve Masters to the Portfolio Holder for Finance and Economic Development was withdrawn at the meeting.

*(The meeting commenced at 7.00 pm and closed at 9.50 pm)*

**CHAIRMAN** .....

**Date of Signature** .....

Council – 1 December 2022

## **Item 4 – Declarations of Interest**

Verbal Item

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Council – 1 December 2022

## **Item 5 – Petitions**

Verbal Item

Councillor Claire Rowles will present the following  
Petition:

### Council Charges

We, the undersigned, call upon West Berkshire Council to adopt the following policy without delay:

West Berkshire Council will ensure that it charges the correct amounts of money due to it for any and all services for which it levies charges and will reimburse any resident or service user who has been charged in error or has been charged where no charge should have been levied.

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## Agenda Item 6

### Public Questions to be answered at the Council meeting on 1 December 2022.

Members of the Executive to answer the following questions submitted by members of the public in accordance with the [Council's Constitution](#):

- (A) Question related to an item of business to be answered by the Portfolio Holder for Planning, Transport and Countryside submitted by Simon Pike:**

*“What were the conclusions and recommendations of the Landscape Sensitivity and Capacity Assessment for North East Thatcham, commissioned by the Council in relation to the Local Plan Review?”*

- (B) Question not related to an item of business to be answered by the Portfolio Holder for Planning, Transport & Countryside submitted by Ruth Steedman:**

*“I very much welcome the new electric charging points in Newbury and Hungerford. What plans are there to extend this rollout beyond these towns to West Berkshire villages?”*

- (C) Question related to an item of business to be answered by the Portfolio Holder for Planning, Transport & Countryside submitted by Anthony King:**

*“The B4000/Ermin Street in the Woodlands area of Lambourn and Shefford is experiencing a significant growth in traffic, particularly HGV's. It is basically a country lane used as the primary access to Membury Industrial Area.*

*There have been a growing number of incidents, including on the 7th and 16th November, in the same location, when 5 vehicles were written off, including 2 HGV's, and a property nearly demolished. The Emergency Services had significant resources at both including the Air Ambulance.*

*These happened with current traffic volumes which will grow exponentially when recent approvals for Walkers, Putnams, Gearshifters and the continuing uncontrolled business operations generate huge volumes of additional vehicles from Membury.*

*Are the council aware that your recent planning decisions and lack of control at Membury, will lead to fatalities on this road and impact the lives of all residents, other road users and your own Environmental targets?”*

- (D) Question not related to an item of business to be answered by the Portfolio Holder for Housing, Leisure and Culture submitted by Graham Storey:**

*“Is the council confident that all social housing within West Berkshire meets the Decent Homes Standard to avoid the health of tenants suffering due to poor quality accommodation?”*

## Agenda Item 6

### Public Questions to be answered at the Council meeting on 1 December 2022.

Members of the Executive to answer the following questions submitted by members of the public in accordance with the [Council's Constitution](#):

- (E) Question related to an item of business to be answered by the Portfolio Holder for Planning, Transport & Countryside submitted by Sam Coppinger:**

*“In light of the fact that very tall distribution HGVs are frequently seen travelling in the middle of the B4000 and following an increase in serious accidents that have caused long road closures, can the council confirm that they will no longer be seeking further B8 development at Membury as the local, rural road network is unsuitable for such vehicles and road closures have a detrimental impact on the local economy?”*

- (F) Question not related to an item of business to be answered by the Portfolio Holder for Finance and Economic Development submitted by Paul Morgan:**

*“Can the Council please provide a copy of the written brief / terms of reference, timescales and fees agreed with Hemingway Design for their engagement / involvement with the London Road Industrial Estate Project Refresh?”*

- (G) Question not related to an item of business to be answered by the Portfolio Holder for Environment and Transformation submitted by Vaughan Miller:**

*“Does the Council have a roadmap for improvements to its kerbside recycling collections. In particular, when does it plan to join the numerous other councils who collect all plastic and metal cartons and not just plastic bottles?”*

- (H) Question related to an item of business to be answered by the Portfolio Holder for Planning, Transport & Countryside submitted by Sam Coppinger:**

*“Why is the council continuing to allow development on the Membury Industrial Estate (MIE) without a Supplementary Planning Document (SPD) when there may be a requirement to develop a site in a certain way, for instance, to comply with common drainage law, increase water quality and bio-diversity and to produce a positive contribution to the district's carbon neutral aspirations?”*

- (I) Question related to an item of business to be answered by the Portfolio Holder for Finance and Economic Development submitted by Paul Morgan:**

*“It was recently reported in the NWN that “There is a £15.8m hole in West Berkshire Council's budget forecast and that Council officers have been*



## Agenda Item 6

### Public Questions to be answered at the Council meeting on 1 December 2022.

Members of the Executive to answer the following questions submitted by members of the public in accordance with the [Council's Constitution](#):

*instructed to find additional savings of £9.2m". Can the Council please confirm whether this is in fact the case and what root and branch review process has now been initiated (and by whom) to find the additional savings required?"*

- (J) Question not related to an item of business to be answered by the Portfolio Holder for Planning, Transport & Countryside submitted by John Gotelee:**

*"Councillor Somner stated (03/11/2022 exec meeting) that there have been no planning applications on the LRIE to test the theory that the plot by plot planning can or cannot meet common drainage law. Is this not a criminal waste of taxpayers money to have already spent thousands without even checking whether their plans are even possible?"*

- (K) Question not related to an item of business to be answered by the Portfolio Holder for Housing, Leisure and Culture submitted by Vaughan Miller:**

*"Why does this Conservative administration have such a limited ambition for Newbury Football Club that it is planning to build a stadium that is too small to allow the club to grow beyond Step 4, which is 4 levels below the National League?"*

- (L) Question not related to an item of business to be answered by the Portfolio Holder for Planning, Transport & Countryside submitted by Sam Coppinger:**

*"Why is the council continuing to allow development on the Membury Industrial Estate (MIE) without a Surface Water Management Plan (SWMP) when there may be a requirement to develop a site in a certain way, for instance, to comply with common drainage law, increase water quality and bio-diversity and to produce a positive contribution to the district's carbon neutral aspirations?"*

- (M) Question not related to an item of business to be answered by the Portfolio Holder for Housing, Leisure and Culture submitted by Vaughan Miller:**

*"Does this Conservative administration feel that spending £4.5M and over £10M respectively on the Lido and the Sports Hub is a good use of tax payers money when it is expected that the council will need to find upwards of £15M of cuts next year?"*

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Council – 1 December 2022

## **Item 7 – Membership of Committees**

Verbal Item

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Council – 1 December 2022

## **Item 8 – Motions from previous meetings**

To note the following response to a Motion which had been presented to a previous Council meeting:

- Response to the Motion from Councillor Tony Linden on Sprinklers – Item 10, Executive, 3 November 2022. A copy of the Minutes of this meeting can be obtained from Democratic Services or via the [Council's website](#).

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Council – 1 December 2022

**Item 9 – Licensing Committee**

**Item 10 – Personnel Committee**

**Item 11 – Governance and Ethics Committee**

**Item 12 – District Planning Committee**

**Item 13 – Overview and Scrutiny  
Management Commission**

**Item 14 – Health Scrutiny Committee**

**Item 15 – Health and Wellbeing Board**

**Item 16 – Joint Public Protection Committee**

Verbal Items

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# Minerals and Waste Local Plan – Adoption

<b>Committee considering report:</b>	Council
<b>Date of Committee:</b>	1 December 2022
<b>Portfolio Member:</b>	Councillor Richard Somner
<b>Date Portfolio Member agreed report:</b>	11 August 2022
<b>Report Author:</b>	Elise Kinderman
<b>Forward Plan Ref:</b>	C4262

## 1 Purpose of the Report

- 1.1 The West Berkshire Minerals and Waste Local Plan (MWLP) was submitted for Independent Examination under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012 in July 2021. The examination Hearing Sessions were undertaken in February 2022, and consultation on the Proposed Main Modifications took place from May – July 2022. The Inspector has now issued his final report into the examination of the MWLP. The report recommends that the MWLP is sound, and capable of being adopted subject to the inclusion of Main Modifications.
- 1.2 The purpose of this report is to present the final MWLP and seek approval for its adoption by the Council.

## 2 Recommendation(s)

That Council approve the West Berkshire Minerals and Waste Local Plan (Adoption Version) for adoption pursuant to section 23 (3) of the Planning and Compulsory Purchase Act 2004.

## 3 Implications and Impact Assessment

Implication	Commentary
<b>Financial:</b>	The Council is committed to producing the Minerals and Waste Local Plan. Budgetary provision has been made to carry out the relevant work.
<b>Human Resource:</b>	No HR implications identified.

**Minerals and Waste Local Plan – Adoption**

<b>Legal:</b>	The Minerals and Waste Local Plan has been prepared in line with the Town and Country (Local Planning) (England) Regulations 2012, the Planning and Compulsory Purchase Act (2004) and other relevant legislation.			
<b>Risk Management:</b>	<p>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.</p> <p>Following adoption, the MWLP is subject to a six week period where it can be challenged by a Judicial Review if such an application is accepted by the courts.</p>			
<b>Property:</b>	No property implications identified.			
<b>Policy:</b>	<p>The Minerals and Waste Local Plan is being prepared in line with the National Planning Policy Framework (NPPF).</p> <p>The Minerals and Waste Local Plan will provide the planning framework for Minerals and Waste development in West Berkshire.</p>			
	<b>Positive</b>	<b>Neutral</b>	<b>Negative</b>	<b>Commentary</b>
<b>Equalities Impact:</b>		✓		
<b>A</b> Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		✓		See Equalities Impact Assessment for the MWLP. No equalities impacts identified.

Minerals and Waste Local Plan – Adoption

<p><b>B</b> Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?</p>		✓		<p>See Equalities Impact Assessment for the MWLP. No impacts on those with protected characteristics identified.</p>
<p><b>Environmental Impact:</b></p>	✓			<p>See updated Strategic Environmental Assessment /Sustainability Appraisal to the MWLP. This has concluded that overall the MWLP should have a positive impact on all strands of sustainability, economic, environmental and social.</p>
<p><b>Health Impact:</b></p>		✓		<p>The MWLP includes policy on public health and amenity. Strategic Environmental Assessment/Sustainability Appraisal of this policy shows a predominantly neutral effect.</p>
<p><b>ICT Impact:</b></p>		✓		<p>The Council already has in place the consultation software for carrying out consultations of this nature. Some ICT support will likely be required but not additional to business as usual.</p>
<p><b>Digital Services Impact:</b></p>		✓		<p>Digital services will be employed during consultation. These services are already in place and no additional impacts identified.</p>
<p><b>Council Strategy Priorities:</b></p>	✓			<p>The MWLP is expected to support the following Council Priorities:</p> <p><b>Develop local infrastructure to support and grow the local economy.</b></p> <p>Maintaining a steady and adequate supply of aggregate minerals directly provides raw materials to deliver essential infrastructure.</p> <p><b>Maintain a green district.</b></p>

				<p>Policies to protect the environment from the effects of mineral and waste activities and requiring high standard restoration of temporary activities will minimise the impact on the environment of delivering services and achieve long-term environmental gains.</p> <p>Policies prioritising sustainable transport will help to develop more sustainable transport solutions.</p>
<b>Core Business:</b>		✓		The Council is required to produce a Minerals and Waste Local Plan.
<b>Data Impact:</b>		✓		Data will be handled in line with Council’s Privacy Policy on the Development Plan.
<b>Consultation and Engagement:</b>	All relevant statutory consultation and non-statutory engagement has now taken place.			

## 4 Executive Summary

- 4.1 The West Berkshire Minerals and Waste Local Plan (MWLP) will replace the Replacement Minerals Local Plan for Berkshire (incorporating the alterations adopted in December 1997 and May 2001) 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 2037.
- 4.2 The process of developing the MWLP has already been through several stages of public consultation, starting with the Issues and Options consultation in early 2014, a sites consultation on all sites submitted for consideration in the plan in summer 2016, consultation on the Preferred Options in spring 2017 and a ‘Proposed Submission’ consultation under Regulation 19 of the Town and Country (Local Planning) (England) Regulations 2012 in early 2021.
- 4.3 The MWLP was submitted to the Secretary of State for Independent Examination in line with Regulation 22 of Town and Country (Local Planning) (England) Regulations 2012 in July 2021 and the appointed Inspector is Brian J Sims BSc (Hons) CEng MICE MRTPI. Examination hearing sessions took place virtually from 1<sup>st</sup> - 3<sup>rd</sup> February 2022, and consultation on the Proposed Main Modifications took place from 23<sup>rd</sup> May – 6<sup>th</sup> July 2022.
- 4.4 The Inspector has now issued his final Report into the examination of the MWLP, and it concludes that the West Berkshire Minerals and Waste Local Plan is sound, and capable of being adopted subject to the inclusion of Main Modifications. The Inspector’s final report, including the schedule of Main Modifications is included at Appendix A.

- 4.5 In addition to ‘Main Modifications’, the Council is also making a number of ‘Additional (minor) Modifications’ to the Plan that do not materially affect the Plan’s policies (in accordance with s.23 of the Planning and Compulsory Purchase Act 2004). They mainly relate to typographical errors or factual updates, and as such were not subject to consultation or examination but will be included in the final text of the MWLP. The Schedule of Additional Modifications, is included at Appendix B.
- 4.6 Therefore, it is now recommended that the MWLP be adopted by full Council pursuant to s.23 of the Planning and Compulsory Purchase Act 2004, in order to provide an up to date framework against which to assess minerals and waste development proposals in West Berkshire. The final text of the MWLP is included at Appendix C, and the Policies Map is included at Appendix D.

## 5 Supporting Information

### Introduction

- 5.1 The MWLP sets out the Council’s proposed planning framework for minerals and waste development in West Berkshire to 2037, based on the evidence collected, site assessment work and the outcomes of public consultations.
- 5.2 The MWLP sets out comprehensive policies to guide minerals and waste development and proposes the allocation of sites for mineral development to meet the Council’s mineral need over the plan period.

### Background

- 5.3 The Examination process considers whether the MWLP is legally compliant (meets all legal requirements set out in the legislation) and is ‘sound’ (positively prepared, justified, effective and consistent with national policy).
- 5.4 The MWLP was submitted for examination on 29<sup>th</sup> July 2021; the appointed Inspector is Brian J Sims BSc (Hons) CEng MICE MRTPI. The examination hearings took place virtually from 1<sup>st</sup> – 3<sup>rd</sup> February 2022.
- 5.5 Following the close of the examination hearings, the Inspector issued his preliminary findings in a Post Hearings Note on 1<sup>st</sup> March 2022. The findings were without prejudice to the final Report but the Post Hearings Note recommended a number of modifications to the plan (“Main Modifications”) suggested by the Council which the Inspector believed would be necessary for the plan to be found sound.
- 5.6 Consequently, approval to consult on the Proposed Main Modifications to the Minerals and Waste Local Plan was sought from Council on 10<sup>th</sup> May 2022 and consultation took place between 23<sup>rd</sup> May and 6<sup>th</sup> July 2022.
- 5.7 Following this, the Council provided a report summarising and responding to the comments raised as part of the consultation, to assist the Inspector with the report writing stage of the examination.
- 5.8 The Inspector has now issued his final Report into the examination of the MWLP, and it concludes that the West Berkshire Minerals and Waste Local Plan is sound, and

## Minerals and Waste Local Plan – Adoption

capable of being adopted subject to the inclusion of Main Modifications. The Inspector's final report, including the schedule of Main Modifications is included at Appendix A.

- 5.9 In addition to 'Main Modifications', the Council is also making a number of 'Additional (minor) Modifications' to the Plan that do not materially affect the Plan's policies (in accordance with s.23 of the Planning and Compulsory Purchase Act 2004). They mainly relate to typographical errors or factual updates, and as such were not subject to consultation or examination but will be included in the final text of the MWLP. The Schedule of Additional Modifications, is included at Appendix B.
- 5.10 The final text of the MWLP (Adoption Version) includes the Main Modifications recommended by the Inspector in order for it to be found sound, as well as the Additional Modifications, and is included at Appendix C. The Policies Map is the visual representation of the policies in the MWLP. This has been updated as a result of additional modifications, and is included at Appendix D.

## Proposals

- 5.11 It is now recommended that the MWLP be adopted by full Council, in order to provide an up to date framework against which to assess minerals and waste development proposals in West Berkshire.

## 6 Other options considered

No other options considered. The Council is required to have an up to date Minerals and Waste Local Plan.

## 7 Conclusion

- 7.1 The Inspector of the West Berkshire Minerals and Waste Local Plan has found that the Plan can be found sound and capable of adoption subject to the inclusion Main Modifications.
- 7.2 It is therefore recommended that the MWLP be adopted by full Council in order to provide and up to date framework against which to assess minerals and waste development proposals within the district.

## 8 Appendices

- 8.1 Appendix A – Inspector's Final Report (including Schedule of Main Modifications)
- 8.2 Appendix B – Schedule of Additional Modifications
- 8.3 Appendix C – West Berkshire Minerals and Waste Local Plan – Adoption Version
- 8.4 Appendix D – West Berkshire Minerals and Waste Local Plan – Policies Map

**Background Papers:**

N/A

**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 Committee or associated Task Groups within preceding six months
- Item is Urgent Key Decision
- Report is to note only

**Wards affected:** All wards

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## **Report to West Berkshire Council**

**by B J Sims BSc (Hons) MICE MRTPI**

an Inspector appointed by the Secretary of State

Date: 12 October 2022

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Planning and Compulsory Purchase Act 2004 (as amended)

Section 20

## **Report on the Examination of the West Berkshire Minerals and Waste Local Plan**

The Plan was submitted for examination on 29 July 2021

The examination hearings were held between 1 and 3 February 2022

File Ref: PINS/W0340/429/7

## Contents

Abbreviations .....	3
Summary .....	4
Introduction .....	5
Context of the Plan.....	6
Public Sector Equality Duty .....	6
Assessment of Duty to Co-operate.....	6
Assessment of Other Aspects of Legal Compliance .....	8
Assessment of Soundness.....	10
Issue 1 – Vision and Objectives .....	10
Issue 2 – Construction Aggregate Requirements - Policy 2 .....	12
Issue 3 – Construction Aggregate Supplies and Allocated Sites - Policy 4.....	18
Tidney Bed - Sharp Sand - Policy 30.....	21
Chieveley Services - Soft Sand - Policy 31.....	23
Issue 4 – Net Self-sufficiency in Waste Management .....	27
Issue 5 – Minerals and Waste Safeguarding.....	28
Issue 6 – Other Strategic Policies .....	29
Issue 7 - Development Management Policies and Moinitoring Framework.....	32
Overall Conclusion and Recommendation .....	34
Schedule of Main Modifications.....	Appendix

## Abbreviations

AONB	Area of Outstanding Natural Beauty
AoS	Area of Search
EA	Environment Agency
HRA	Habitats Regulations Assessment
LAA	Local Aggregates Assessment
LWA	Local Waste Assessment
MM	Main Modification
MWLP	Minerals and Waste Local Plan
NPPF	National Planning Policy Framework 2021
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEAWP	South East England Aggregate Working Party
SEWPAG	South East Waste Planning Advisory Group
tpa	tonnes per annum
WBC	West Berkshire Council

## Summary

This report concludes that the West Berkshire Minerals and Waste Local Plan (MWLP – the Plan) provides an appropriate basis for minerals and waste planning within the District, provided that a number of main modifications [MMs] are made to it. West Berkshire Council (WBC) has specifically requested that I recommend any MMs necessary to enable the MWLP to be adopted.

Following the hearings, the Council prepared a schedule of proposed Main Modifications and carried out sustainability appraisal and habitats regulations assessment upon them. The MMs, were subject to public consultation over a six-week period. I have made some amendments to the detailed wording of the MMs and added consequential modifications where these are necessary for consistency or clarity. I have recommended the inclusion of the MMs in the Plan after considering the sustainability appraisal and habitats regulations assessment and all the representations made in response to the public consultation on the MMs and associated post-hearing documentation.

The Main Modifications are summarised as follows:

- Express references in the Vision and Objectives to climate change and the requirement to provide for a steady and adequate supply of aggregates (MMs2-5).
- Explanation of the annual mineral survey in relation to Local Aggregate Assessments and future Plan review (MM6).
- Clarification of the role of secondary aggregates (MM1)
- Clarification of the role of aggregate imports from Oxfordshire (MMs18-19).
- Clarification of the process of consideration of the exception test for major development in the North Wessex Downs AONB (MMs13-17).
- Clarification of waste monitoring by type (MMs7-11, MM43).
- Addition to Policy 9 to refer to safeguarding mineral processing and infrastructure sites (MM26).
- Clarification of the approach to safeguarding waste management and development sites (MM27).
- Express reference to equine waste in Policy 6 on specialist waste facilities (MM24).
- Reference to water quality with respect to hydraulic fracturing and deletion of reference to the setting of the North Wessex Downs AONB in Policy 12 on energy minerals (MM28).
- Inclusion of reference to inert landfills in Policy 14 on reworking old landfill sites (MM29).
- Deletion of reference to the setting of the North Wessex Downs AONB from Policy 19 on protected landscapes (MMs31-32).
- Specific reference to range of identified environmental assets protected by Policy 20 on biodiversity and geodiversity (MMs33-41).
- Removal of qualification 'where appropriate' for the application of the sequential test for flood risk under Policy 25 on climate change (MM42).
- Removal of policy presumptions for or against mineral and waste development in favour of criterion-based assessment (MM12, MMs20-23, MM25, MM30, MMs44-45).

## Introduction

1. This Report contains my assessment of the West Berkshire Minerals and Waste Local Plan in terms of Section 20(5) of the Planning and Compulsory Purchase Act 2004 (as amended). It considers first whether the preparation of the MWLP has complied with the Duty to Co-operate. It then considers whether it is compliant with the relevant legal requirements and whether it is sound. The National Planning Policy Framework 2021 (NPPF), at paragraph 35, makes clear that, in order to be sound, a Local Plan must be positively prepared, justified, effective and consistent with national policy, as primarily expressed in the National Planning Policy Framework of July 2021.
2. The starting point for the Examination is the assumption that the Minerals and Waste Planning Authority has submitted what it considers to be a sound plan. The West Berkshire MWLP, submitted in July 2021 is the basis for my Examination. It is the same document as was published for consultation in January 2021.

## Main Modifications

3. In accordance with section 20(7C) of the 2004 Act, WBC requested that I recommend any Main Modifications [MMs] necessary to rectify matters that make the MWLP unsound and thus incapable of being adopted. My Report explains why the recommended MMs are necessary. The MMs are referenced in bold in the report in the form **MM\*** and are set out in full in the Appendix.
4. Following the examination hearings, the Council prepared a schedule of proposed MMs and carried out sustainability appraisal and Habitats Regulations Assessment upon them. The MM schedule and associated post-hearing documentation was subject to public consultation for six weeks. I have taken account of the consultation responses in coming to my conclusions in this Report. I have made some amendments to the detailed wording of the MMs and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the MMs as published or undermines the participatory processes and sustainability or Habitats Regulations assessments.

## 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 local plan. In this case, the MWLP Policies Map that accompanied the submitted MWLP requires no alteration consequent upon the recommended MMs.

## Context

6. As the MWLP itself explains, it deals only with the two matters of minerals planning and waste planning for the entire District of West Berkshire for the period to 2037. It is intended on adoption to replace all saved policies of the Replacement Minerals Plan for Berkshire with alterations of 1997 and 2001 and the Waste Local Plan for Berkshire of 1998.
7. West Berkshire comprises part of the Thames valley and extends to some 700 square kilometres of which around 90 per cent is considered to be of rural character. The main towns are Newbury and Thatcham.
8. The main mineral deposits within the District are sand and gravel construction aggregates, comprising soft sand and sharp sand and gravel. Much of the northern area of West Berkshire, where the main deposits of soft sand have historically been worked, lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Mineral aggregates are both imported to and exported from the District, including by rail.
9. West Berkshire produces and manages waste of most types, both importing and exporting waste. The amount of waste processed in West Berkshire exceeds the total amount arising there, principally due to significant construction and demolition waste management capacity within the District.

## Public Sector Equality Duty

10. I have had due regard to the aims expressed in S149(1) of the Equality Act 2010 regarding eliminating discrimination, advancing equality of opportunity and fostering good relations with respect to the nine characteristics protected by the Equality Act, including age, disability and race.
11. WBC undertook an Equality Impact Assessment of the MWLP. This concluded that the MWLP would not result in any impact on equalities. It is not considered that the impacts of the MWLP on persons with the nine protected characteristics will differ in any way from any other interested party.
12. I find no reason to question these conclusions, having discovered no aspect of any of the provisions or site allocations of the MWLP that would affect any person who shares any of the nine protected characteristics any more than a person who does not share them.

## Assessment of Duty to Co-operate

13. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the preparation of the MWLP.
14. WBC provided a Duty to Co-operate Statement accompanied by a range of appendices and annexes including position statements and statements of common ground (SOCGs) with co-operating authorities on soft sand, landfill and inert waste, including a SOCG on strategic cross-boundary issues between WBC and Oxfordshire County Council, Somerset Council, Buckinghamshire Council, Hampshire County Council and Slough Borough Council. This SOCG covers issues of soft sand and crushed rock supply, landfill and energy recovery.
15. The bodies consulted included those prescribed by Regulation with an interest in the MWLP and the outcomes of the co-operation with other authorities are detailed in the Statement of Consultation.
16. It is evident that the preparation of the MWLP was influenced as a result of the consultations which took place under the Duty to Co-operate, including at the Preferred Options stage. For example, separate needs for sharp sand and soft sand were identified and the aim for net self-sufficiency in waste management was emphasised.
17. With respect to aggregates, there has been continuous engagement with the South East England Aggregate Working Party (SEEAWP) over eight iterations of the annual West Berkshire Local Aggregates Assessment (LAA), culminating in the SEEAWP considering the LAA of 2020 with only minor comments. The only substantive response was from neighbouring Oxfordshire County Council over concern regarding the quantities of aggregates exported to West Berkshire from Oxfordshire and diminishing reserves there. Further response will depend on annual monitoring but meanwhile the MWLP, as submitted, addresses declining reserves by way of site allocations. The suitability and adequacy or otherwise of such allocations is a matter for my assessment of soundness below. Engagement with the Marine Management Organisation, as a prescribed body, has confirmed that the potential for sea-dredged aggregates to contribute to the supply is limited, but the need to safeguard railhead facilities for such marine aggregate imports as do take place is recognised.
18. With respect to crushed rock, there are no winnable reserves in West Berkshire and it is clear that it has long been accepted that West Berkshire relies chiefly on crushed rock imports by rail from Somerset which enjoys a substantial landbank with capacity to provide the necessary supplies. Whilst the sustainability of continued transport of crushed rock into West Berkshire is

questioned, there is nothing in current national policy to override the need for such aggregate in West Berkshire, as assessed in the LAA.

19. With respect to waste, WBC is active within the voluntary, technical South East Waste Planning Advisory Group (SEWPAG) along with other waste planning authorities, the Environment Agency and industry stakeholders. SEWPAG has established thresholds to define strategic cross-boundary waste movements. Whilst the MWLP aims for self-sufficiency in waste management, it is common ground with other waste planning authorities that West Berkshire has limited landfill and waste recovery capacity. Non-hazardous and some inert waste is exported to landfill sites with relatively long operating lives in neighbouring Oxfordshire and Buckinghamshire whilst non-inert waste is exported for energy recovery to established, permanent facilities with adequate capacity in Hampshire and Slough.
20. With respect to nuclear waste, Aldermaston Atomic Weapons Establishment has confirmed that low level radioactive waste is transferred to a commercial repository in Cumbria under a contract sufficient to accommodate its management over the period of the MWLP.
21. I am satisfied overall that, where necessary, WBC has engaged constructively, actively and on an on-going basis with prescribed bodies and that the Duty to Co-operate has therefore been met in the preparation of the MWLP.

## Assessment of Other Aspects of Legal Compliance

### Local Development Scheme

22. The MWLP has been prepared broadly in accordance with the updated **Local Development Scheme** of October 2022. The revised December 2022 date for adoption appears achievable.

### Statement of Community Involvement

23. Consultation on the MWLP and the MMs was carried out in compliance with the **Statement of Community Involvement** of January 2020, as confirmed in the submitted Statement of Consultation.
24. Where complaint arose that there had been a breach of Regulation 19 due to non-availability of ecological information that subsequently formed part of the evidence base, this was explained with reference to a notice on the WBC website that access to this information was available but by request, in the interest of biosecurity.



## Sustainability Appraisal and Habitats Regulations Assessment

25. WBC carried out a **Sustainability Appraisal (SA)** of the MWLP including consideration of reasonable alternatives to its strategic approach, policies and site allocations. The findings of the SA were published along with the MWLP and other submission documents under Regulation 19. The SA was updated to assess the Main Modifications and also the advice issued by Natural England in March 2022 regarding nutrient level pollution of certain river basin catchments, including that of the River Lambourn within West Berkshire.
26. Some concern was expressed that the SA did not apply specific selection criteria on carbon footprint or accessibility to its individual site assessments, having regard to climate change and transport sustainability. However, adaption to climate change and the consideration of sustainable transport options are inherent within site selection objectives 8 and 10 of the SA. Other environmental impacts potentially exacerbated by climate change are assessed under objectives 1 on biodiversity, 2 regarding water quality and 3 on flood risk. Whether the outcomes of the site selection process are justified and whether the site development principles are appropriate and adequate are questions of soundness under Issue 3 below. Climate change is also further considered below in terms of both legal compliance and soundness.
27. The **Habitats Regulations Assessment (HRA)** of November 2020 concluded that an Appropriate Assessment was not necessary. In summary, the outcomes of the screening were that the policy approach, the safeguarded and allocated sites of the MWLP and the implementation of the Plan, including in combination with other plans or projects, were unlikely to result in a significant impact on the integrity of any European or Ramsar site. The HRA was updated in March 2022 to take into account the proposed MMs and also the Natural England advice on nutrient levels in the River Lambourn catchment. The updated HRA also concluded that the policies and development of the allocated and safeguarded mineral and waste sites of the plan are unlikely to result in significant impact on any European or Ramsar site, including the River Lambourn SAC. Natural England confirmed its agreement with that conclusion and there is no evidence to the examination that would lead me to any different view .

## Climate Change

28. The Development Plan, taken as a whole, includes policies designed to secure that the development and use of land in the WBC area contribute to the mitigation of, and adaptation to, climate change. Within the MWLP, Policy 25 states this aim and provides for mitigation measures where required. Other policies deal with planning effects potentially related to climate change. Including Policy 20 on biodiversity, Policy 22 on transport and Policy 24 on flooding.

29. Several concerns regarding climate change are considered in relation to the Vision and Objectives and site selection with respect to soundness under Issues 1 and 3 below.

## Other Requirements

30. The MWLP complies with all other relevant legal requirements, including in the **2004 Act (as amended)** and the **2012 Regulations**. As noted in connection with the context of the MWLP above, by expressly replacing current minerals and waste policy, the MWLP, on adoption, will maintain requisite consistency with the development plan.
31. The **Development Plan**, taken as a whole, includes policies to address the strategic priorities for the development and use of land in the WBC area.

## Assessment of Soundness

### Main Issues

32. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings, I have identified seven main issues upon which the soundness of the MWLP depends. This Report deals with these main issues. It does not respond to every point or issue raised by representors. Nor does it refer to every policy, policy criterion or allocation in the Plan.

### Issue 1 – Vision and Objectives

**Is the MWLP based on an appropriate Vision and appropriate Objectives taking into account national policy, legislation and guidance governing Climate Change and contributions to the supplies of aggregates from outside the District?**

33. The stated Vision of the MWLP is to facilitate the planned delivery of mineral resources and waste management for West Berkshire in the most sustainable way.
34. The Vision is followed by eight Minerals and nine Waste Strategic Objectives.
35. The Minerals Objectives together encourage the most appropriate use of mineral resources in line with the national principles of sustainable development, providing for stocks of permitted reserves in appropriate locations having regard to the need to avoid harm to interests of acknowledged importance, including the North Wessex Downs AONB. Reserves and processing and handling facilities are to be safeguarded, the use of recycled

aggregates encouraged and mineral sites progressively restored at the earliest opportunity.

36. The Waste Objectives together seek to minimise waste at source and enhance waste management via the waste hierarchy, minimise waste transport distances, and safeguard waste processing facilities, ensuring appropriate protection and enhancement of the environment.
37. There is no criticism of the Vision and Objectives in themselves, save in respect of the heightened emphasis of national policy regarding the need to adapt to climate change.
38. WBC declared a climate emergency in July 2019 and has produced an Environmental Strategy with the central aim of achieving carbon neutrality by 2030, save only that indirect emissions beyond WBC control are excluded. The Delivery Plan for the Environmental Strategy does not mention minerals and waste plan preparation but does refer to the Local Plan and staff training.
39. In general, a range of provisions in the MWLP broadly reflect adaption to climate change and it is clear from the terms of the SA and the other documentation of the evidence base that the consideration of climate change has been inherent in plan preparation by WBC.
40. Yet nowhere in the Vision or Objectives of the MWLP, as submitted, is climate change expressly mentioned. To be fully justified and therefore sound, the Vision should include the reference to climate change provided by **MM2**. For the same reason, Minerals Objective M8 and Waste Objective W8, on protection of the environment, should also include express references to climate change. These changes are brought about by **MM3** and **MM5** to Objectives M8 and W8 respectively.
41. One further change is required to Minerals Objective M4 on the maintenance of aggregate landbanks. For complete accuracy and justification it is necessary to add reference to taking into account potential future contributions from West Berkshire towards aggregate supplies in other areas. The LAA shows that this takes place as a matter of fact and the additional text is consistent with the provision of the NPPF that all areas must provide for steady and adequate supplies. That is not to say that undue priority is given to additional supplies from West Berkshire where this would fail to comply with all other relevant policies of the MWLP, properly taken as whole. This change is provided by **MM4**.

## Conclusion on Issue 1 – Vision and Objectives

42. Notwithstanding that, with the identified MMs in place, the Vision and Objectives of the MWLP can properly be regarded as appropriate and sound, taking into account national policy, legislation and guidance governing climate change and contributions to the supplies of aggregates from outside the District.
43. However, the ultimate test of the soundness of the Plan overall is whether the Vision and Objectives are borne out by the policy provisions and site allocations discussed in the remaining issues below.

## Issue 2 – Construction Aggregate Requirements – Policy 2

**Is the approach of the MWLP to the definition of numerical aggregate requirements appropriate and are the separate requirements and landbanks for soft sand and sharp sand gravel justified and supported by robust evidence?**

### Approach

#### *Source data*

44. Annual Minerals Surveys on the sales, movement, consumption and permitted reserves of aggregate minerals county by county are undertaken by the British Geological Survey on behalf of the Government, roughly every four years. The 2020 LAA that informed the aggregate requirements of the submission version of the MWLP took account of the 2014 Annual Minerals Survey (AM2014) results for the whole of Berkshire and apportioned them to the West Berkshire District by percentage of population.
45. The next and latest Annual Minerals Survey, AM2019, was not published until August 2021, after the MWLP was submitted for examination. It is therefore reasonable that the submitted version was based on the AM2014 figures. In any event, there is no direct comparison between the AM2014 figures for the whole of Berkshire and the LAA figures specifically for West Berkshire alone. I make further reference below to recent data and market trend.

#### *Landbanks*

46. National policy<sup>1</sup> makes clear that WBC should provide for a seven year landbank of sand and gravel aggregate sites, preferably from indigenous reserves in areas of the District outside the AONB, which is accorded the highest status of protection and where mineral extraction is classed as major development subject to exceptional justification at the application stage.

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<sup>1</sup> NPPF 210b, 211a, 213fh

Separate landbanks are to be calculated and maintained for aggregate minerals of specific type or quality having a distinct and separate market. National policy is also clear that provision for a steady and adequate supply is to be informed by the annual LAA forecast based on a rolling average of sales over 10 years, or three years where there is an upward trend supporting an increase.

47. Historically, a single sand and gravel landbank was maintained for West Berkshire but in recent years commercial confidentiality restrictions have been eased to allow for separate soft sand and sharp sand and gravel landbanks to be calculated. The question arises whether the markets for soft sand and sharp sand are sufficiently distinct with respect to type, quality and end use to justify maintaining separate landbanks, with resulting implications for the location and harmful impact of mineral workings.
48. Geologically, the so-called soft sands of West Berkshire, comprising fine, well-rounded grains, are sourced from relatively deep bedrock formations largely inside the AONB, whilst coarser sharp sand and gravel is won from shallower deposits less likely to be within the AONB. The broad distinction is that soft sand, or building sand, can be used for any concrete and mortar end use but sharp sand is unsuitable for building mortars and plasters.
49. It is evident that the nature and quality of sands can vary significantly within the deposit and also that the practical end use of soft sand in particular cannot be predicted accurately, with unknown quantities being taken up for non-building uses. Moreover, there is decreasing use of building mortars produced from dry-screened or untreated bedrock sands close to source. Furthermore, whilst estimates vary, the most authoritative evidence is that some 80% of brick and block laying mortars are factory-produced, albeit that specific end use does not represent the entire market for factory-produced mortars and plasters. It is also evident that some building mortars can be produced on-site from materials other than naturally occurring local sands.
50. Nevertheless, the annual LAAs have been able to identify that there is a distinguishable demand for bedrock or so-called soft sand from reserves in West Berkshire, separate from that for sharp sand. Even though the proportion of this soft sand that in practice reaches non-building end uses is unquantified, it is reasonable to conclude that much of that supplied is in local demand for building mortar that cannot be satisfactorily produced from sharp sand. A combined landbank does not allow for the separate provision necessary to meet this demand from indigenous reserves where practical.
51. This subject has been controversial across a number of mineral planning areas, which are often underlain by different geologies leading to varying conclusions. Central and East Berkshire have no separate soft sand landbank, whereas Kent, Oxfordshire and West Sussex do. On the evidence to this Examination, I

am satisfied that this is not matter of principal to be applied across the country but a matter for determination on local circumstances.

52. In this case, I consider there to be sufficient justification for WBC to maintain separate soft and sharp sand landbanks based on specific type and quality of deposit and distinct and separate markets, in terms of national policy. The quantum requirements on which those landbanks should be calculated are a further matter to be explored below.

### **Past sales data**

53. WBC is required by national policy<sup>2</sup> to plan for a steady and adequate supply of aggregate minerals by preparing an annual LAA based on rolling 10 year average sales records and other relevant local information and supply options.
54. The LAA considers factors of population change, household growth, national economic and construction forecasts as well as local circumstances, such as demand for tile-making sands from industrial plants within the District. In summary, with regard to future demand for sands and gravel, the LAA finds that demand for aggregates in West Berkshire is likely to be driven by a variety of local and wider factors, with existing industrial processes continuing to inflate the level of internal demand for aggregates. Aside from the temporary effects of Brexit and the Covid pandemic of 2020-22, the LAA considers overall that there are no clear identifiable factors to result in a significant alteration to the level of need for construction aggregates in the foreseeable future compared with the past 10 years.
55. The LAA duly notes the particular environmental constraints of the AONB. That is where the majority of soft sand deposits lie and have been worked historically but where exceptional justification is required for further mineral working because mineral extraction is classed as major development. This does not represent an absolute constraint warranting a departure from a planned requirement based on the 10 year sales average. However, the LAA correctly indicates that this local consideration potentially affects the availability of aggregate supplies whilst, at the same time, national policy provides that mineral supplies should be sourced indigenously.
56. The LAA notes a significant decline in the number of aggregate-producing mineral sites and available reserves in West Berkshire in recent years. This has suppressed sales in relation to anticipated local demand, resulting in an increase in imports, from Oxfordshire especially. It is noted that despite an overall increase in total aggregate consumption between 2009 to 2014 with crushed rock, marine sand and gravel and recycled aggregate figures all rising,

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<sup>2</sup> NPPF 213a

the proportion of land-won sand and gravel decreased from 44% to 5% of the total. These factors lead to consideration of whether the average sales figures in the immediate past 10 years are, in practice, an appropriate basis for calculating future landbank requirements.

57. The 2020 LAA indicates that the latest annual sales figure for 2019, the latest then available, was 156,233 tonnes for all sand and gravel, comprising 128,581 tonnes of sharp sand and gravel and 27,652 tonnes of soft sand. The overall figure had fallen significantly compared with the previous nine years and was roughly equal to no more than estimated consumption within West Berkshire, with little contribution to wider demand.
58. The LAA has been subject to scrutiny within the SEEAWP, without dissent, and has duly followed national policy and guidance in forecasting future aggregate demand based initially on 10 years previous sales data but, importantly, taking account of relevant local information and supply options.
59. Taken with the depletion in sites and reserves within the District, the recent reduction in sales provides justification for the MWLP, as submitted, basing its separate soft sand and sharp sand and gravel aggregate requirement figures on the average ten year sales figures for 2017, as reported in the 2018 LAA, namely 43,730tpa for soft sand and 189,233tpa for sharp sand and gravel.

### **Soft Sand Requirement**

60. However, the numerical requirement of 43,700tpa for soft sand based on the ten years sales reported by the 2018 LAA is vigorously criticised by concerned local Representatives whose views deserve due consideration.
61. It is pointed out that the NPPF, together with the National Planning Practice Guidance (PPG), provides for basing future aggregate demand and requirements on the last three years sales as an alternative to the prior ten-year period, where this is more reflective of recent trends. The last three years trend shows a figure of only 13,459tpa, less than one third of the ten year figure to 2018, on which the MWLP requirement is based.
62. Criticism is also directed at the 2020 LAA in its estimates, at Appendix C, of likely annual soft sand consumption. These are based on various methodologies of projected demands for construction materials and on population data. Estimates range from below 5,000tpa by apportionment of national consumption of building sand to nearly 32,000tpa derived from planned housing delivery in West Berkshire, with District population as a proportion of national population as an alternative multiplier resulting in a figure between 14,475tpa and 17,400tpa.



63. Understandably, although the higher consumption estimate figure exceeds the 2018 LAA soft sand sales 27,652tpa, these results can be seen broadly to support a lower requirement figure.
64. However, reliance upon the more recent three year average sales is specifically aimed at circumstances where an increase over latest trends is anticipated. Furthermore, the several methodologies for estimating consumption appear fraught with uncertain assumptions regarding input data. These assumptions give rise to such widely varying outcomes that the results must be regarded with considerable caution.
65. In the circumstances, whilst the lower range consumption estimates militate to a degree against reliance upon the higher 2017 sales totals, the WBC calculation in accordance with the methodology promulgated by national policy is to be preferred.
66. Accordingly, I find that the requirement of the submitted MWLP for soft sand is justified and supported by robust evidence.

### **Sharp Sand Requirement**

67. The same considerations apply with respect to the sharp sand and gravel requirement and I find that the total sharp sand and gravel requirement set down in Policy 2 of the MWLP as submitted of 840,000 tonnes, net of current permitted reserves and based upon an annual figure of 189,233tpa, is justified.
68. Concern over the quantum of sharp sand and gravel for which the MWLP provides are more directly relevant to questions of supply, addressed under Issue 3 below.

### **Recent data and market trend**

69. As noted above, latest Annual Minerals Survey, AM2019, was published in August 2021, after the MWLP was submitted for examination. However, it is appropriate for the purposes of examination that the stated aggregate requirements of the submitted MWLP be sense checked against the AM2019 results for any significant disparities that might indicate a need for further consideration before adoption.
70. Comparison of the AM2014 and AM2019 figures shows that consumption in Berkshire, as a whole, of both land-won and all other sand and gravel, increased between 2014 and 2019, although sales dropped. Estimated consumption in West Berkshire based on a proportion of population increased. This bears out the conclusion of the 2018 LAA that, although sales have decreased in recent years due to a decline in permitted reserves, demand and



consumption have increased. The increase in consumption is seen to have been sustained by an increase in imports.

71. It follows from these upward-trending figures that the approach in the 2018 LAA to maintain the provision rate from 2017 is justified in order to fulfil the national policy aim to source mineral supplies indigenously rather than relying on imports.
72. For the MWLP to be effective in this regard, **MM6** is necessary to add a supporting text paragraph to Policy 2 explaining the annual survey process and how it will be taken into account in future annual LAAs and ultimately in future reviews of the MWLP.

### **Secondary and recycled aggregates**

73. The aggregate requirement figures of the 2020 LAA take into account past sales of secondary and recycled aggregates and the MWLP generally encourages their use to contribute to the supply requirements of the District and reduce the use of primary land-won reserves. The practical usage of secondary and also marine materials can be monitored but their future availability is difficult to predict so that a numerical target would be impractical.
74. For the Background information in section 2 of the MWLP to be accurate and justified, **MM1** to text paragraph 2.9 is necessary, deleting reference to the amounts of historic sales of recycled aggregates in excess of those of primary materials and so remove any false impression that recycled material is in greater demand than primary aggregates, as distinct from being preferred when appropriate and available.

### **Conclusion on Issue 2 - Construction Aggregate Requirements**

75. I find that the approach of the MWLP to the definition of numerical aggregate requirements is appropriate and that the separate requirements and landbanks for soft sand and sharp sand gravel are justified and supported by robust evidence. I conclude overall that, in this respect, the MWLP is sound, subject only to the two MMs identified.

### **Issue 3 – Construction Aggregate Supplies and Allocated Sites. Policy 4, Policy 30, Policy 31**

**Are the Soft Sand and Sharp Sand and Gravel Site Allocations of the MWLP soundly based upon a robust site selection and assessment process and subject to appropriate development principles?**

#### **Background**

76. The strategy of the MWLP is expressed in its Vision and Objectives, considered in Issue 1 above. This encourages the most appropriate use of mineral resources in line with national policy for their provision as well as for sustainable development and requires a balance between the need for minerals with their planning impacts on interests of acknowledged importance where they occur, including within the North Wessex Downs AONB.
77. A total requirement of 4.2 million tonnes of sand and gravel is identified for the Plan period to 2037, with current net shortfalls to be met by the MWLP of 790,000 tonnes of soft sand and 840,000 tonnes of sharp sand and gravel in order to contribute to the requisite 7-year sand and gravel landbanks.

#### **Site Selection and Overall Supplies**

##### *Process*

78. It was necessary to identify potential mineral sites with reference to a range of criteria reflecting their practical availability and the wide-ranging planning constraints upon them.
79. The preparation of the MWLP therefore utilised a five-stage site selection methodology applying 'traffic light' codings (Red, R/A, Amber, A/G, Green) to a range of key assessment features for each site considered. A comprehensive set of 16 planning topic areas were covered, including biodiversity, landscape, amenity, flood risk, water protection, highways and restoration.
80. Following an initial call for sites, from a schedule of 19 aggregate sites, four were reasonably withdrawn at an early stage as practically unavailable and 12 sharp sand and three soft sand sites were taken forward for detailed assessment and SA as reasonable alternatives, excluding any already with planning permission.
81. The selection process was informed by public and statutory consultation responses as well as detailed specialist technical evidence. The latter included general and site-specific assessments of flood risk, groundwater, landscape and visual impact. The results were summarised under the several topic headings

and colour codings, according to the degree of impact, from very substantial and unlikely to be mitigated (Red) to no significant effect (Green).

82. The SA shows that all the aggregate minerals sites assessed would have largely neutral or negative impacts over the short to medium term, returning to neutral in the long-term after restoration, with some environmental or social benefits. Several sites that would be likely to cause significant impact on the landscape were excluded.

### *Sharp Sand Sites*

83. Seven sharp sand sites were considered acceptable in landscape terms with mitigation, MW004 Boot Farm, MW007 Cowpond Piece, MW008 Firlands, MW012 Wasing Lower Farm, MW013 Manor Farm, MW016 Waterside Farm and MW015 Tidney Bed. The SA indicates that other potential short to medium negative impacts could be mitigated.
84. Further ecological work indicated that Cowpond Piece (MW007) would result in a significant negative impact on environmental sustainability. The deliverability of Boot Farm (MW004), Manor Farm (MW013), Wasing Lower Farm (MW012) and Firlands (MW008) is in doubt. Boot Farm and Manor Farm were withdrawn by the landowner.
85. The Wasing Lower Farm site was proposed as an extension to an existing permitted quarry. No work has started on the site and there is uncertainty over its deliverability within the Plan period.
86. There are concerns over access arrangements at Firlands with implications for its deliverability.
87. The single remaining site, Tidney Bed (MW015) is therefore proposed for allocation on consideration that there are no significant constraints to its development that cannot be mitigated, with net gains following restoration. This allocation is considered further below.

### *Soft Sand Sites*

88. Three soft sand sites were initially promoted for allocation, 60 Acre Field (MW002), Long Lane (MW011) and Chieveley Services (MW005). Long Lane was not considered suitable in landscape terms nor in highways terms, as a safe and adequate highway access cannot be achieved.
89. Both 60 Acre Field and the Chieveley Services sites are located within the AONB. However, in light of the separate identified need and requirement for soft

sand to be won in the District, an allocation was regarded as necessary, subject to the test of exceptional circumstances for major development in the AONB, where the landscape is a critical consideration.

90. The landscape assessment indicates that, with mitigation, the Chieveley Services site could be suitable for development but that 60 Acre Field site is not acceptable in landscape terms. The Chieveley Services site was therefore allocated. This allocation is considered further below.
91. The Chieveley Services is expected to yield no more than 670,000 tonnes of soft sand. Clearly, this would not alone meet the calculated annual requirement for soft sand of 790,000 tonnes. However, it was not considered appropriate to allocate a further site, which would result in significant harm to environmental sustainability in terms of landscape impact. Accordingly, the Area of Search (AoS) for soft sand was identified, whilst it was accepted and agreed under the DtC that the Council would otherwise continue to rely on imported material if no further indigenous sources were identified. The AoS is considered further below.

#### *Criticism of the Selection Outcomes*

92. The site selection process is broadly criticised in terms that the entire process should be revisited, with the carbon footprint and transport options of each reasonable alternative site evaluated, in light of the most recent national policy re-emphasis on adaption to climate change. At the Issues and Options stage of Plan preparation, it was stated that road transport of minerals was to be avoided, in favour of the use of conveyors on extensions to existing sites, for example. Yet both allocated minerals sites in the Plan, as submitted, would rely exclusively on road transport.
93. I find above, in connection with the Legal Compliance and Vision and Objectives of the MWLP, that consideration of climate change has long been inherent in the preparation of the Plan. Although the profile of climate change policy has recently been raised, I consider that to require a further iteration of the site selection procedure on that basis would be a disproportionate reaction. Moreover, there is no definitive evidence that the outcomes of the site selection process would have been any different even if more explicit climate change and sustainable transportation criteria had been built into the assessment, once the potential environmental impacts of mineral working were balanced against national policy to maintain supplies.
94. Furthermore, although the allocation of a site in the Plan must be seen as a portent of its ultimate development, an allocation is far from a planning approval, for which a detailed application must be submitted and critically assessed. Policy 25 of the Plan clearly provides that mineral applications must demonstrate how they will minimise their impact on the causes of climate

change. That is consistent with the NPPF which also states that a sufficient supply of minerals is essential. I note evidence of some disparity between mineral planning authorities in the level of detail assessed regarding such as transport mode and proximity of potential sites to markets. However, on the evidence in the present case, it appears to me that the comparators used are appropriate and that it would not be practical at this stage to undertake calculation of the carbon footprint of a future development for which full details are as yet unknown.

95. The judgements made between alternative sites within the selection process are also questioned with reference, in particular, to the Tidney Bed site, as the sole sharp sand allocation out of the twelve sites assessed. Here, the assessment of the degree of impact on views of the site and its access from within the adjacent AONB is held to be underestimated when elevated viewpoints are considered, including from an adjacent road bridge. Such locations provide passing impressions of the site compared with a broader view of the effect of the site on the setting of the AONB. Taking into account potential mitigation by advance landscape planting and earth bunding, I consider that the assessment of visual impact is to be regarded justified.
96. The need for road access from the A4 Bath Road is also highlighted compared with the more rural alternative sites such as Lower Wasing. A balance of judgement is required between the traffic impact of a mineral site remote from the main road network and the potential for conflicting vehicle movements on the busier A4, with a commensurately higher accident record. However, there is potential for indirect access, such as from Ufton Lane to the southwest, avoiding a new entrance on the main road, and any detailed proposal would be subject to Policy 22 to secure safe and appropriate access.
97. Overall, I consider that the necessarily subjective judgements inherent in the site selection process were well informed by robust technical evidence and are logical and reasonable.
98. It follows that the allocations made by Policy 4 on the location of construction aggregate sites are justified. However, for Policy 4 and its supporting text paragraph 4.47 to be consistent with national policy and sound, **MM12** and **MM20** are necessary to remove the presumption in favour of the allocated sites only in certain circumstances and replace it with a balanced, criterion-based approach, omitting the qualification 'only' which is superfluous, especially given any proposal is also still subject to all other relevant policy constraints of the Plan as a whole.

*Area of Search and other alternative sources of Soft Sand*

99. Owing to the shortfall in soft sand supplies within West Berkshire, Policy 4 also supports sites located within a designated AoS for alternative indigenous sources of supply before reliance upon imports of soft sand from Oxfordshire. For clarity and effectiveness, paragraphs 4.41 and 4.44 of the supporting text requires clarification by **MMS18-19** to make reference to the agreed availability of soft sand imports from Oxfordshire if local sources prove insufficient.
100. The AoS extends to the known reserves of the Reading Beds outside urban or protected areas. It is not necessary, and would introduce undue uncertainty, to widen the AoS beyond these areas of known reserves.
101. Policy 4 appropriately favours aggregate extraction for borrow pits or extraction prior to, or as part of non-mineral development that would sterilize a reserve, subject to other protective policies, and includes more open criteria favouring extraction required to maintain the requirement provisions of Policy 2.
102. These general provisions of Policy 4 introduce a suitable degree of flexibility to offset the dependence of the MWLP on a single soft sand allocation but are subject of objection that they too readily invite applications for other than the specific allocated sites. However, I consider that the cross-reference to the quantitative requirements of Policy 2 and a further broad criterion of compliance with all other relevant policies introduces a sufficient check on unwarranted windfall mineral development.

**Tidney Bed – Policy 30***Development Principles*

103. Policy 30 sets down a comprehensive set of development principles for any sand and gravel extraction from the land. These include a requirement for a detailed landscape and visual impact assessment to determine the practical extent of extraction within the allocation boundary, with temporary screen bunding, phased, progressive restoration and permanent advance tree planting to minimise visual impact. Access would be subject to a detailed transport assessment. Ecological mitigation measures would be established by a detailed habitat and ecological assessment including calculation of baseline biodiversity value. Soil handling would be controlled according to agricultural land classification.

*Heritage*

104. There is no doubt that any mineral development at Tidney Bed would clearly be noticeable from the Tyle Mill Conservation Area, with its several listed buildings,

where there is potential for noise and dust pollution. Heritage and amenity impacts would be subject to further detailed assessment to establish mitigation measures.

#### *Flood risk and hydrology*

105. The north east end of the allocation is outside but close to a protected source of groundwater which could limit the detailed extent of excavation. Whilst sand extraction itself is compatible with wet working, a project-specific flood risk assessment would be required with any application to ensure that the local drainage and groundwater protection would not be compromised.

#### *Afteruse*

106. There is objection to any prospect that the restored Tidney Bed land could be developed commercially, adding to built development along the A4 Bath Road corridor. However, such development would still be subject to normal planning policy and control and is evidently not the option preferred by the landowner.

#### *Inert fill and restoration*

107. The proper and timely restoration of the Tidney Bed site depends upon the availability of inert waste material to backfill the void created by the removal of the mineral. The chief source of such material is recovery of construction and demolition waste of which the Local Waste Assessment identifies at least 218,000 tonnes being generated in the District per year to 2018. The LWA further shows that from 2014 to 2018 between about 103,000tpa and 174,000tpa of that material was deposited in landfill or restoration sites, roughly 140,000tpa on average. This figure excludes both waste recovered as recycled aggregate in West Berkshire and imports from outside the District contributing to landfill to existing mineral extraction voids. It also omits any contribution from specific major construction schemes. Potential production at Tidney Bed is 100,000tpa. On this best available data and making the reasonable assumption that the densities of extracted and deposited materials are similar, it is to be anticipated that overall there will be a sufficient flow of inert material to fulfil the development principle of timely progressive restoration of the Tidney site to existing ground levels. A further sufficient amount would be available for the other allocated site at Chieveley Services.

#### *Level of supply, alternatives sources and Area of Search*

108. It is of local concern that, whilst the Tidney Bed sharp sand site is allocated in the submitted MWLP, it would only require the permitted but unimplemented Lower Wasing site, with its potential extension, to commence, in order to meet



the Plan requirement and make up the shortfall in supply. This creates an impression of unnecessary oversupply at the expense of planning impact in a location in the setting of the AONB, between its southern boundary and the Tyle Mill Conservation Area.

109. However, it is national policy that the MWLP must be deliverable and the best commercial evidence available is that practical commencement of production from Lower Wasing remains uncertain. Moreover, the number of operational sources of sharp sand in the District has dramatically reduced in recent years, whilst there is nothing in planning policy to suggest that planned requirements for mineral aggregates represent maximum levels or ceilings. Thus, as the site selection process is to be regarded as robust, the acceptability of the Tidney Bed allocation turns not on the availability of Lower Wasing but on the degree to which the effects of sand extraction from Tidney Bed would be controlled in planning terms.
110. It is suggested that the MWLP should include an AoS for sharp sand, equivalent to that for soft sand. However, this is not necessary given the overall sufficiency of supply due to the Tidney Bed allocation, well in excess of the Plan requirement of 840,000 tonnes.

#### *Tidney Bed site overview*

111. I consider overall that, with the proper application of the development principles of Policy 30 to any future proposal to extract sharp sand and gravel from the Tidney Bed site, the effects of such development could be mitigated to an acceptable level in terms of prevailing planning policy.

### **Chieveley Services – Policy 31**

#### *Development Principles*

112. Policy 31 sets down a comprehensive set of development principles for any soft sand extraction from the land. These include a requirement for a detailed landscape and visual impact assessment to determine the practical extent of extraction within the allocation boundary, with temporary screen bunding, phased, progressive restoration and permanent advance tree planting to minimise visual impact.
113. Access would be subject to a detailed transport assessment and two rights of way over the site would require diversion and subsequent reinstatement and others adjacent to the site would require visual buffers during the works.
114. Ecological mitigation measures would be established by a detailed habitat and ecological assessment including calculation of baseline biodiversity value. Soil



handling would be controlled according to agricultural land classification. A heritage assessment would provide consideration of archaeological and built heritage assets in the surrounding area, including Lanolee House and Pens Cottage over 500m away to the southwest. Noise and dust surveys would be required to specify mitigation measures to protect the adjacent motorway services area and other sensitive property.

115. On a question of whether the development principles should expressly require enhancements to the landscape, rights of way or biodiversity, this is not necessary, even within the AONB, because any application is subject to the development plan as a whole. In particular, Policies 18 and 19 respectively require enhancement of the landscape and natural beauty of the AONB and Policy 20 cites the requirement for a minimum 10% biodiversity net gain. Policy 23 on rights of way seeks opportunities to secure improved access.

#### *Major development in the AONB*

116. It is inescapable that the extraction of soft sand from the AONB would constitute major development requiring exceptional justification to be assessed at the planning application stage, notwithstanding that the site would be allocated in the development plan. That sequential process is established by the judgment in the *Advearse*<sup>3</sup> case.
117. Therefore, to minimise uncertainty of the ultimate delivery of the Chieveley site, WBC undertook an exceptional circumstances test which confirmed a pressing need for local soft sand and determined that its extraction from the Chieveley Services site is potentially justified without significant adverse impact on the environment, landscape or recreation, given the alternative is increased importation from Oxfordshire in the absence of other indigenous sites coming forward.
118. For the MWLP to be effective and sound in respect of major development in the AONB, the text narrative requires clarification at paragraphs 4.40 and 4.42-43 to clarify the legal and policy constraint on major development and reference the potential alternative sources of soft sand, subject to compliance with all other policies of the Plan. That includes Policy 19 on protected landscapes, such as that of the AONB. The necessary changes are made by **MMs13-17**.
119. I consider overall that the delivery of the Chieveley Services site as major development in the AONB is thus as assured as can be expected at this stage of plan making.

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<sup>3</sup> [2020] EWCH 807 (*Admin*) *Advearse et al v Dorset CC et al*

### *Inert fill and restoration*

120. The proper and timely restoration of the Chieveley Services site is particularly important to limit the degree and duration of adverse landscape impact upon the AONB. This in turn depends upon the availability of inert waste material to backfill the void created by the removal of the mineral. The chief source of such material is recovery of construction and demolition waste of which the Local Waste Assessment identifies at least 218,000 tonnes being generated in the District per year to 2018. The LWA further shows that from 2014 to 2018 between about 103,000tpa and 174,000tpa of that material was deposited in landfill or recovery sites, roughly 140,000tpa on average. As noted above in relation to Policy 30 and the Tidney Bed site allocation, this figure excludes local recycled aggregate as well as imports and any contribution from specific major construction schemes. Potential soft sand production at the Chieveley site is 40,000tpa.
121. On this best available data and making the reasonable assumption that the densities of extracted and deposited materials are similar, it is to be anticipated that, overall, there will be a sufficient flow of inert material to fulfil the development principle of timely progressive restoration of the Chieveley site to existing ground levels, with a further sufficient amount being available for the other allocated site at Tidney Bed.

### *Practical yield*

122. The Chieveley Services site is allocated for the extraction of between 400,000 and 670,000 tonnes of soft sand, the lower figure accounting for necessary landscape buffer mounding reducing the effective working area. Even so, the likely practical yield of the site is further questioned with respect to potential geological variations in the depth and quality of the bedrock reserve. It is always possible that such variations could become evident in practice, reducing the yield even below the stated range, despite the site investigation results on which the site promoter and WBC rely. At the same time, the MWLP proves a degree of flexibility to cover a supply shortfall should this occur.

### *Planning history*

123. Two previous proposals for soft sand extraction at Chieveley were dismissed at appeal in 1988 and 2012 on grounds that exceptional justification did not exist for such major development in the AONB. However, the circumstances were different from the present situation in that one proposal was for an extension to the former Old Kiln Farm site and the evidence on the balance of need and supply was influenced by other available sources which do not currently exist. In any event the soundness of this Plan must be assessed on current evidence and circumstances.

*Chieveley Services site overview*

124. I consider overall that, with the identified changes in place, and subject to the proper application of the development principles of Policy 31 to any future proposal to extract soft sand from the Chieveley Services site, the effects of such development are likely to be mitigated to an acceptable level in terms of prevailing planning policy, notwithstanding that any such proposal would amount to major development required to be assessed as justifiable as an exception within the AONB.

**Conclusion on Issue 3 - Construction Aggregate Supplies and Allocated Sites**

125. For the reasons explained above, with the MMs identified, the Soft Sand and Sharp Sand and Gravel Site Allocations of the MWLP are evidently soundly based upon a robust site selection and assessment process and are subject to appropriate development principles.

**Issue 4 – Net Self-sufficiency in Waste Management – Policy 3**

**Does Policy 3 make sufficient and effective provision to ensure net waste self-sufficiency, taking account of waste movement outside the District, and with respect to spare capacity and individual waste types?**

**Movement outside the District and Spare Capacity**

126. It is accepted that there will be movements of waste across administrative boundaries and Policy 3 does not restrict waste movements either to or from the District and so does not hinder net self-sufficiency being achieved in this respect.

127. The Local Waste Assessment (LWA) confirms that West Berkshire is able to achieve net self-sufficiency with substantial spare capacity or headroom of 31% over projected annual arisings from all types of waste of 933,714 tonnes. This is confirmed by the SEWPAG.

128. As the majority of waste imports are from waste plan areas contributing to the SEWPAG and also net self-sufficient in waste management capacity, there is no requirement for WBC to plan for unmet needs of other waste planning authorities.

**Waste Types**

129. There is nothing in national policy to require each waste planning authority to provide for managing the full range of waste arising within its plan area, given economies of scale and the operation of the market transcending administrative

boundaries. There is a lack of non-hazardous landfill and recovery capacity in West Berkshire but this is more than offset by surplus capacity for other waste streams. The SEWPAG recognises that some waste types will not be managed within West Berkshire because of difficulty in delivering sufficient recovery or disposal capacity; also there is a general move away from waste management by landfill. A flexible approach is necessary, coupled with rigorous monitoring of the degree of self-sufficiency achieved in practice.

130. Accordingly, to be effective, Policy 3 requires to specify that monitoring will be conducted not merely in terms of overall waste quantity but with reference to waste type, given the wide variety of processing methods. This stipulation is introduced by **MM7**. Further necessary explanation is provided in the supporting text to Policy 3 by **MMs8-11**. An equivalent change to the Monitoring Framework itself is considered under issue 7 below. Any further attempt to predict quantity by type would not be practical.

#### **Conclusion on Issue 4 – Net Self-sufficiency in Waste Management.**

131. I conclude that, with those MMs in place, the MWLP is sound with respect to its objective to achieve net self-sufficiency in waste management.

### **Issue 5 – Minerals and Waste Safeguarding**

#### **Policy 9 – Minerals Safeguarding**

##### ***Does Policy 9 make effective provision to safeguard mineral deposits and mineral processing and handling infrastructure?***

132. Policy 9 provides for safeguarding mineral deposits of value from sterilisation by limiting development within defined Mineral Safeguarding Areas (MSAs) subject to a range of criteria related to such as degree of need for the mineral and potential for extraction prior to other permanent development taking place.

133. The MSAs are depicted in the Plan and on the Policies Map, including the online Interactive Policies Map providing local detail. As a unitary authority, WBC is not required to define Mineral Consultation Areas in addition.

134. The single concern of soundness is that, as submitted, Policy 9 itself does not explicitly safeguard mineral processing facilities or infrastructure sites. The supporting text does name and tabulate both mineral reserves or extraction sites and minerals infrastructure sites to be safeguarded. However, the omission of specific mention of minerals infrastructure from the wording of Policy 9 is sufficiently important to render it unsound in terms of its effectiveness. This is rectified by **MM26** to Policy 9.

## **Policy 10 – Waste safeguarding**

### ***Does Policy 10 make effective provision to safeguard waste processing facilities?***

135. There is no requirement for new waste site allocations in the MWLP but Policy 10 provides for safeguarding nominated sites of waste management development by limiting other permanent development within their vicinity. Non-waste development that might result in the loss of permanent waste management capacity is subject to a range of criteria, including whether there is a continuing need for the facility and the availability of alternative processing capacity. The safeguarded waste sites are depicted on the Policies Map, including the online Interactive Policies Map providing local detail.
136. The provisions of Policy 10 are essentially uncontroversial. However, its supporting text lacks explanation of the approach taken. This is provided by **MM27** to paragraph 4.90, citing national policy that existing businesses should not have unreasonable restrictions placed upon them by an agent of change such as encroachment or other non-waste development. This change is necessary to justify Policy 10 and make it sound.

## **Conclusion on Issue 5 – Minerals and Waste Safeguarding.**

137. I conclude that, with those MMs, the MWLP is sound with respect to minerals and waste safeguarding.

## **Issue 6 – Other Strategic Policies**

### **Policy 5 – General Waste Management Facilities**

#### ***Are the terms of Policy 5 appropriate with respect to the exceptional circumstances required for waste proposals outside specified favoured areas or on greenfield sites, taking account of their environmental impacts?***

138. The MWLP makes no site allocations for waste facilities on evidence of an adequate supply over the Plan period and this position is unchallenged.
139. Following consultation under the DtC and previous stages of consultation, Policy 5 nominates an appropriate typology of potential waste sites including existing permitted waste and industrial sites, previously developed land, aggregate quarries and inert landfill sites.
140. Otherwise, Policy 5 only contemplates new waste facilities which comply with all other policies of the Plan and take account of the proximity of the waste source, potential co-location and environmental impacts. This affords due protection to greenfield sites and the AONB.

141. However, Policy 5, as submitted, expressly presumes in favour of waste management facilities in specified classes of location other than in exceptional circumstances. To maintain a balanced approach consistent with national policy, **MM21** to Policy 5 itself and **MMs22-23** and **MMs44-45** to its supporting text are necessary for soundness, removing the presumption and rewording Policy 5 in terms of criteria for compliance rather than a presumption in favour with exceptions.

## **Policy 6 – Specialist Waste Facilities**

### ***Does Policy 6 make sufficient and appropriate provision for the specialist treatment of equine waste?***

142. The treatment of equine waste in West Berkshire is largely unregulated. There is a single safeguarded equine waste composting facility at Park Farm.

143. The volume of equine waste generated per year, according to the Local Waste Assessment (LWA) is 52,800 tonnes. This vastly exceeds the estimated treatment capacity of 4,000 tpa known to WBC on the best information available.

144. Nevertheless, it is evident that equine waste is mainly dealt with outside the formal planning system and there are no known planning issues arising as a result.

145. However, the supporting text to Policy 6 rightly acknowledges the potential need for new formal specialist, including equine, waste management facilities in appropriate locations. It is accepted that these might even need to be in the rural AONB, subject to overriding justification.

146. Policy 6 sets suitable criteria for such new facilities covering location, need and environmental impact but itself omits specific reference to equine waste. Therefore, for Policy 6 to be properly effective and sound, **MM24** is necessary to include specific reference equine waste within the policy wording.

## **Policy 7 - Landfill**

### ***Does Policy 7 make appropriate provision for landfill, including over old landfill sites to maintain ground levels?***

147. It can be foreseen that old landfill sites may be subject to subsidence requiring overfilling with inert material to restore ground levels and gradients and maintain free rainwater run-off and drainage.

148. Policy 7 provides for waste landfill to restore mineral extraction voids. Whilst relatively restrictive in its criteria, and resistant to landraising in particular, Policy 7 does provide for exceptions where permanent deposit of inert material is essential in relation to other development. These criteria appear appropriately to control the use of landfilling in the context of the waste hierarchy where landfilling is not favoured and its volume in the UK, and in West Berkshire specifically, has substantially reduced in recent years.
149. However, Policy 7, as submitted, expressly presumes in favour of landfilling but only to mineral voids, as against specified exceptions. To maintain a balanced approach consistent with national policy, **MM25** is necessary for soundness, removing the presumption from Policy 7 and rewording it in terms of criteria for compliance rather than a presumption in favour with exceptions.

### **Policy 12 – Energy Minerals**

#### ***Does Policy 12 make appropriate provision for Energy Mineral exploration and production?***

150. There is no dispute that Policy 12 makes essentially appropriate provision for the exploration for and commercial production of energy minerals such as oil and gas. Such development is made subject to compliance with a range of environmental criteria. These include a prohibition of exploration or production in the AONB other than exceptionally, albeit a reference to sites outside but within the setting of the AONB is strictly inconsistent with the related national policy test at paragraph 177 of the NPPF. However, paragraph 176 of the NPPF provides that development proposals within the setting of the AONB should be sensitively located and designed to avoid or minimise adverse impacts. The same wording should be repeated in Policy 12. In addition, where any consideration is given to hydraulic fracturing, a reference to water quality should be inserted. These necessary changes to the wording of Policy 12 are brought about by **MM28**.

### **Policy 14 – Reworking Old Inert Landfill Sites**

#### ***Should the scope of Policy 14 be extended to include reworking Non-Hazardous landfill sites?***

151. Policy 14 responds to commercial initiatives to recover valuable material from inert landfill sites but the question arises whether this initiative should extend to the recovery of known valuable materials from general but non-hazardous landfills.
152. The supporting text is explicit that such reworking and recovery should be limited to inert landfills due to the greater potential environmental impacts of



reworking non-inert landfills. The related cost implications of such operations makes them less likely to be proposed, despite the potentially higher value of their content. Overall, the approach of the MWLP in this connection appears to strike an appropriate balance.

153. However, for Policy 14 to be effective and sound, **MM29** is necessary to include a direct reference to inert landfills omitted from the policy wording as submitted.

## **Policy 15 – Permanent Construction Aggregate Infrastructure**

### ***Should Policy 15 be extended to cover Permanent Waste Infrastructure?***

154. There are no allocations in the MWLP for permanent waste infrastructure which, in any event, would be covered by Policies 5 and 6 which provide for General and Specialist Waste Management Facilities. Policy 15 therefore does not need to cover new waste facilities.

155. However, Policy 15, as submitted, contains a presumption in favour of permanent construction aggregate infrastructure on favoured existing permitted mineral processing or handling sites or in Class B2 or B8 industrial development areas. For clarity, this does not include sites approved only for mineral extraction and there is no presumption in Policy 15 that such sites would attract safeguarding for permanent mineral or waste processing. To maintain a balanced approach consistent with national policy, **MM30** is necessary for soundness, removing the presumption from Policy 15 and rewording it in terms of criteria for compliance.

## **Conclusion on Issue 6 – Other Strategic Policies.**

156. I conclude that, with the identified MMs in place, the MWLP is sound with respect to its other strategic policies.

## **Issue 7 – Development Management Policies and Monitoring Framework**

157. Several Policies and the Monitoring Framework of the Plan require further agreed and consequential MMs for the reasons explained below.

## **Policy 19 – Protected Landscapes**

158. **MMs31-32** are necessary for compliance with national policy by removing from Policy 19 on Protected Landscapes inappropriate reference to the setting of the North Wessex Downs AONB within the exception test for major development within the AONB as set by paragraph 177 of the NPPF. This reference is transferred to a new sentence of the Policy text to distinguish the lower level



provision of NPPF paragraph 176 that development within the setting of the AONB should be sensitively located and designed to avoid or minimise adverse impacts on the AONB.

### **Policy 20 – Biodiversity and Geodiversity**

159. WBC agreed with the Environment Agency (EA) a range of changes to the supporting text of Policy 20 to expand upon the range of environmental assets identified within the MWLP, such as the Rivers Kent and Lambourn Special Areas of Conservation, and the measures for their protection in accordance with the Conservation of Species and Habitats Regulations. These include buffer zones to minerals and waste facilities. These changes are uncontroversial and all are necessary for the effectiveness and soundness of the MWLP. The changes are implemented by **MMs33-41**.

### **Policy 25 – Climate Change**

160. WBC also agreed with the EA one further change to Policy 25, removing the unnecessary and potentially misleading qualification that the sequential test for flood risk be applied where appropriate. The fact that mineral extraction is water-compatible would be taken into account in applying the test. The proposed change is necessary for effectiveness and soundness and is brought about by **MM42**.

### **Monitoring Framework**

161. Chapter 7 of the MWLP comprises a Monitoring Framework as a basis for assessing the effectiveness of the policies of the Plan against a range of measurable indicators and triggers for review.

162. One necessary change for the effectiveness of the Monitoring Framework was identified during the Examination. **MM43** inserts a reference to waste management type into the indicator for Policy 3 on Net Self-sufficiency in Waste Management, providing an appropriate distinction between the various means of waste management available.

### **Conclusion on Issue 7 – Development Management and Monitoring.**

163. I conclude that, with the identified MMs, the MWLP is sound with respect to its development management policies and monitoring framework.

## Overall Conclusion and Recommendation

164. The West Berkshire Minerals and Waste Plan has a number of deficiencies in respect of soundness, for the reasons explained in the main issues set out above. Accordingly, in terms of Section 20(7A) of the 2004 Act, I recommend non-adoption of the Plan as submitted.

165. West Berkshire Council has requested that I recommend Main Modifications to make the Plan sound and capable of adoption. I conclude that the Duty to Cooperate has been met and that, with the recommended Main Modifications set out in the Appendix to this Report, the Plan satisfies the requirements referred to in Section 20(5)(a) of the 2004 Act and is sound.

*B J Sims*

Inspector

**This Report is accompanied by an Appendix containing the recommended Main Modifications.**

## APPENDIX

### Recommended Modifications to the West Berkshire Minerals and Waste Local Plan

#### Recommended Main Modifications

Main Modifications are shown as:

- **Additional text** (bold text, underlined)
- **~~Deletions~~** (bold text, strikethrough)

Mod Ref	Section / Policy / Paragraph	Change
MM1	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. <del>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.</del>
MM2	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 West Berkshire in the most sustainable way, <b><u>and taking into account climate change.</u></b>
MM3	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 the quality of life of residents, and protect and enhance the natural, built and historic environment, <b><u>taking into account climate change.</u></b>
MM4	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, as far as is practical, from outside the North Wessex Downs Area of Outstanding Natural Beauty, Scheduled Monuments and Conservation Areas <b><u>whilst also taking into account the potential for future contribution that should be made from mineral working in West Berkshire towards the aggregate supply needs of other areas.</u></b>
MM5	W8	To ensure appropriate protection and enhancement of the natural, built and historic environment in West Berkshire from the adverse effects of waste management related to development in accordance with the NPPF <b><u>and taking into account climate change.</u></b>

Mod Ref	Section / Policy / Paragraph	Change
MM6	New paragraph after 4.13	<b><u>MHCLG have undertaken the Aggregate Minerals Survey for 2019, which along with sales, reserves and permissions, also includes movements of minerals between Mineral Planning Authorities. The results of this survey, particularly in relation to movements of aggregate minerals into West Berkshire, will be critical to determining West Berkshire's future projections of need for aggregate minerals. The findings of this survey and any other relevant future surveys will be considered within future LAAs.</u></b>
MM7	Policy 3	<p>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 2037.</p> <p>The level of need for new waste management capacity to meet net self-sufficiency <b><u>as well as capacity surplus/deficits by waste management type</u></b> will be kept under review through the production of Authority Monitoring Reports.</p> <p>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.</p>
MM8	4.23	<p>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 no 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 of produce heat and some on farm anaerobic digestion capacity). <b><u>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 vast majority of existing operations and permitted waste management facilities in West Berkshire are at the upper end of the waste hierarchy.</u></b></p>
MM9	New paragraph after para 4.23	<b><u>National policy does not necessarily expect every waste planning area to provide the full range of facilities required to manage waste arising within the Plan Area, given economies of scale and the operation of the market transcending administrative boundaries. This means that each WPA may aim to achieve self-sufficiency overall ('net' self-sufficiency), which means that flows into and out of the Plan area are balanced and offset. For West Berkshire the lack of capacity to manage residual waste is more than offset by the capacity of facilities providing other forms of waste management in the district such as recycling. Therefore, overall waste management capacity in the district exceeds that of the waste generated and it can be said that the objective of net self-sufficiency can be met. Where a specific lack of capacity exists (for example residual waste management), this has been addressed through the Duty to Cooperate.</u></b>

Mod Ref	Section / Policy / Paragraph	Change
MM10	New paragraph after new para above	<p><b><u>As already outlined, West Berkshire does not have sufficient capacity to manage residual waste either through energy recovery or non-hazardous landfill (The Local Waste Assessment identifies a need for 85,117 tpa for energy recovery and 34,000 tpa for non-hazardous landfill by 2037) . However, notwithstanding this shortfall in capacity, it is still possible for West Berkshire to be net self-sufficient in waste management over the Plan period. This is because even though there is a lack of non-hazardous landfill and recovery capacity, the surplus capacity at other types of waste management facility in the district more than offsets this shortfall. Therefore, the total waste management capacity in the district still exceeds the quantity of waste generated. The principle of planning for 'net' self-sufficiency has been agreed with other Waste Planning Authorities in the South East of England, through the South East Waste Planning Advisory Group (SEWPAG) Statement of Common Ground (para 2.1). In addition, Policy 7 allows for proposals for non-hazardous landfill to come forward where they meet the requirements of that policy, and a Statement of Common Ground has been prepared to address the lack of non-hazardous landfill and recovery capacity over the Plan period.</u></b></p>
MM11	4.24	<p><del>However these potential shortfalls incapacity 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 vast majority of existing operating and permitted waste management facilities in West Berkshire are at the upper end of the waste hierarchy.</del> The Local Waste Assessment (LWA) (2020) that has been produced to inform the development of the Minerals and Waste Local 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 at the end of the plan period (2037). 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 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 MWLP is the most appropriate.</p>
MM12	Policy 4	<p>Allocated Sites The following sites are allocated to meet the need for primary aggregates:</p> <p>Sharp Sand and Gravel</p> <ol style="list-style-type: none"> <li>1. Tidney Bed, Ufton Nervet (Policy 30 'Tidney Bed')</li> </ol> <p>Soft Sand</p> <ol style="list-style-type: none"> <li>2. Chieveley Services, Chieveley (Policy 31 'Chieveley Services')</li> </ol> <p>A map showing the location of the allocated sites is given in Appendix 1 'Allocated Sites'.</p>

Mod Ref	Section / Policy / Paragraph	Change
		<p><del>There will be a presumption in favour of construction aggregate extraction proposals only in the following circumstances</del> <b><u>Planning permission will be granted for construction aggregate extraction where the following criteria are met:</u></b></p> <ul style="list-style-type: none"> <li>• The site is allocated for mineral extraction in this plan, provided that the identified site specific requirements are satisfied; or</li> <li>• The extraction proposal relates to a proposal for a borrow pit; or</li> <li>• The extraction proposal relates to the extraction of minerals prior to a planned non mineral development (prior extraction); or</li> <li>• The extraction proposal relates to a proposal for another beneficial and acceptable use and mineral extraction is a necessary part of the proposed development; or</li> <li>• The extraction proposal is required to maintain the requirement provisions in Policy 2 'Landbank and Need'.</li> </ul> <p><del>In addition, f-</del> <b><u>For soft sand planning permission will additionally be granted for extraction where the following criteria are met:</u></b></p> <ul style="list-style-type: none"> <li>• The site is located within an area of search for soft sand; or</li> <li>• For proposals within the North Wessex Downs AONB, the requirements of the exceptional circumstances test in the NPPF are satisfied.</li> </ul> <p><del>Although there is a presumption in favour of development in the areas identified in this policy</del> <b><u>In addition to the requirements identified in this policy,</u></b> proposals must meet the requirements of all relevant policies in this plan.</p>
MM13	New paragraph after 4.39	<p><b><u>For soft sand, the Plan identifies one soft sand site for allocation (Chieveley Service). As the site is within the North Wessex Downs AONB, the Council has carried out an exceptional circumstances test in line with the NPPF to determine that extraction within the AONB is justified (as set out in the Soft Sand Topic Paper). This test has demonstrated that there is a pressing need for soft sand within West Berkshire, and has determined that the alternatives for extraction within the AONB are not sufficient to meet the identified need. It has also been determined that the allocated soft sand site is able to be developed without significant adverse effects on the environment, landscape or recreational opportunities.</u></b></p>
MM14	New paragraph after new para above	<p><b><u>As the allocated site cannot be relied upon to fully meet need for soft sand identified in Policy 2, the Council has also identified areas of search (Figure 3 'Soft Sand Areas of Search') within which permission for soft sand extraction may be granted, provided that the criteria of this policy and all other relevant policies in the Plan are met.</u></b></p>

Mod Ref	Section / Policy / Paragraph	Change
MM15	4.42	<del>As imports from Oxfordshire cannot be relied upon to fully meet the need for soft sand identified in Policy 2, the Plan also identifies one soft sand site for allocation (Chieveley Services). As the site is within the North Wessex Downs AONB, the Council has carried out an exceptional circumstances test in line with the NPPF to determine that extraction within the AONB is justified (as set out in the Soft Sand Topic Paper). This test has demonstrated that there is a pressing need for soft sand within West Berkshire, and has determined that the alternatives for extraction within the AONB are not sufficient to meet the identified need. It has also been determined that the allocated soft sand site is able to be developed without significant adverse effects on the environment, landscape or recreational opportunities.</del>
MM16	4.43	<del>The Council has also identified soft sand areas of search (Figure 3 'Soft Sand Areas of Search') within which permission for soft sand extraction may be granted, provided that the criteria of this policy and all other relevant policies in the Plan are met.</del>
MM17	4.40	<u>Due to the fact that in recent years the only deposits of soft sand worked in West Berkshire have been located in the North Wessex Downs Area of Outstanding Natural Beauty (AONB),</u> For soft sand the Council commissioned a specific Soft Sand Study to investigate all potential supply options for delivering West Berkshire's identified level of need for soft sand. <del>due to the fact that in recent years, the only deposits of soft sand worked in West Berkshire have been located in the North Wessex Downs Area of Outstanding Natural Beauty (AONB).</del> The Soft Sand Study concluded that the only realistic alternative to providing for extraction within the AONB in West Berkshire, <u>as required by the exceptional circumstances test in paragraph 177 of the NPPF,</u> would be to supply soft sand from quarries in the south of Oxfordshire. The Soft Sand Study identifies that <del>part of the current</del> <u>some of the</u> soft sand sales pattern in Oxfordshire comprises supply to West Berkshire, so this would be a continuation of <del>the current this</del> situation. Therefore, if Oxfordshire were <u>to continue</u> to make provision to enable <del>the current these</del> levels of sales to continue, then it could be inferred that <del>the current these</del> movements of soft sand from Oxfordshire to West Berkshire will be able to continue. This would enable at least some of the identified need for soft sand in West Berkshire to be met by imports <del>from Oxfordshire as is currently understood to be the case.</del> However, this would rely on a formal agreement with Oxfordshire County Council to make provision for supplying West Berkshire as well as addressing its own requirements.
MM18	4.41	Therefore, liaison has been undertaken through the Duty to Cooperate regarding whether Oxfordshire County Council could make provision through their emerging Site Allocations Document to enable the levels of soft sand supply <u>as set out in the Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy and as identified within their Local aggregates Assessment to continue through their emerging Site Allocations Document.</u> A Statement of Common Ground has been prepared regarding the arrangement of soft sand supply between the authorities and outlining agreement from Oxfordshire County Council to make provision to enable <del>current</del> levels of supply to continue which would enable at least some of the identified need for soft sand in West Berkshire to be met by imports from Oxfordshire, as is currently understood to be the case.



Mod Ref	Section / Policy / Paragraph	Change
MM19	4.44	It is acknowledged that the one allocated soft sand site is not sufficient to meet the identified requirement for soft sand in Policy 2 'Landbank and Need'. However, it is considered that the Council has undertaken all measures to identify potential soft sand supply options for the District as set out in the West Berkshire Soft Sand Study and Soft Sand Topic paper. The shortfall in soft sand supply of 120,000 - 390,000 tonnes, (6,667 – 21,667 tpa) is expected to be made up from windfall sites <b><u>from the soft sand areas of search</u></b> and <b><u>if that does not result in sufficient permissions to meet the identified requirement, a Statement of Common Ground has been prepared with Oxfordshire which agrees some supply of soft sand. Supply from Oxfordshire.</u></b>
MM20	4.47	Allocated sites identify areas where <b><u>planning permission will be granted if the criteria and policies in the Plan are met.</u></b> <del>There will be a presumption in favour of development.</del> The mineral allocations have been selected as the least damaging potential sites for extraction in terms of the effect on environmental and social sustainability. <del>It therefore, follows as a general principle that outside the allocated sites there will be a general presumption against planning permission being granted unless the additional requirements of the policy are met.</del>
MM21	Policy 5  <i>See also MM44-45</i>	<p><del>There will be a presumption in favour of</del> <b><u>Priority will be given</u></b> to waste management development proposals (excluding landfill) <del>only</del> in the following areas:</p> <ul style="list-style-type: none"> <li>- Existing sites with permanent planning permission for waste management development; or</li> <li>- Existing sites with permanent planning permission for industrial development (B2 and B8 land uses) or within suitable protected employment areas; or</li> <li>- On previously developed land; or</li> <li>- Agricultural or forestry buildings and their curtilages where they are demonstrated to be redundant; or</li> <li>- In the case of inert waste management facilities, in aggregate quarries and inert landfill sites for the duration of the host facility.</li> </ul> <p>Waste development outside these areas will only be permitted <b><u>where they meet the other relevant policies in the Plan, in exceptional circumstances</u></b> and consideration will be given to the proximity of the proposed development to the source of waste arisings.</p> <p>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. <del>Although there is a presumption in favour of development in the areas identified in this policy,</del> <b><u>Proposals must meet the requirements of all relevant policies in this plan.</u></b></p>



Mod Ref	Section / Policy / Paragraph	Change
MM22	4.56	<p><del>The policy seeks to steer waste development away from greenfield sites, giving</del> <b>The Plan gives priority</b> to existing waste sites, industrial and employment areas, the re-use of previously developed land and redundant agricultural and forestry buildings in line with the National Planning Policy for Waste. In the case of inert waste recycling facilities, these often have functional linkages with the restoration of aggregate quarries and inert landfill facilities, and therefore, these are appropriate locations for this type of waste management. Policy 16 'Temporary Minerals and Waste Infrastructure' provides greater detail on this situation. Within the specified 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.</p>
MM23	4.58	<p>The main types of waste facility that could be developed in accordance with this policy include, <b>but is not limited to</b>, waste transfer stations, materials recycling facilities, inert waste recycling facilities, energy from waste, Waste Electrical Electronic Equipment (WEEE) waste facilities and scrap metal facilities.</p>
MM24	Policy 6	<p>Planning permission will be granted for specialist waste management facilities, including facilities to manage agricultural, <b>equine</b> and hazardous wastes and waste water where:</p>
MM25	Policy 7	<p><del>There will be a presumption in favour of</del> <b>Proposals for</b> land filling or permanent deposit of waste <b>only will be permitted</b> in active or planned mineral extraction sites where the restoration of the mineral site requires the use of imported materials to achieve an acceptable restoration and afteruse.</p> <p>Only waste from which no further value can reasonably be obtained shall be landfilled. Proposals for landraising will normally be refused.</p> <p><del>In exceptional circumstances p</del> <b>P</b>ermanent deposit of inert material may be permitted where it is an essential element of another beneficial and necessary development proposal.</p>
MM26	Policy 9	<p>'Minerals Safeguarding Areas' (MSAs) have been defined which safeguard the following from sterilisation by non-mineral development:</p> <ul style="list-style-type: none"> <li>• Known construction aggregate mineral deposits<sup>29</sup>;</li> <li>• Existing (including those with planning permission yet to be implemented) and allocated mineral extraction sites;</li> </ul>

Mod Ref	Section / Policy / Paragraph	Change
		<p><b><u>In addition, the following Minerals Infrastructure is safeguarded against development that would unnecessarily prevent or prejudice the operation of the infrastructure:</u></b></p> <ul style="list-style-type: none"> <li>• Potential, planned and existing minerals associated infrastructure, including rail sites and mineral processing plant sites.</li> </ul> <p>Non-mineral development in Minerals Safeguarding Areas <b><u>or affecting Minerals Safeguarded Infrastructure</u></b> may be considered acceptable in the following circumstances:</p>
MM27	4.90	<p>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.</p> <p><b><u>The NPPF prescribes that existing businesses should not have unreasonable restrictions placed on them as a result of encroaching development, and that any new development (the 'agent of change') should provide suitable mitigation where existing businesses could have a significant adverse effect on the new development.</u></b> 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.</p>
MM28	Policy 12	<p><i>Exploration and appraisal</i></p> <p>Proposals for exploratory drilling for conventional and unconventional oil and gas will be permitted provided that all of the following are demonstrated:</p> <ul style="list-style-type: none"> <li>• The development site and associated exploratory equipment is not in a location within <del>or in the setting of</del> the North Wessex Downs Area of Outstanding Natural Beauty, other than in exceptional circumstances;</li> <li>• The development site and associated exploratory equipment will not have an unacceptable impact on the environment or community; and</li> <li>• The development proposals provide for the timely and high quality restoration and aftercare of the site.</li> </ul> <p><i>Commercial production</i></p> <p>Proposals for the commercial production of conventional and unconventional oil and gas, or for the establishment of related plant, will be permitted provided that all of the following are demonstrated:</p>

Mod Ref	Section / Policy / Paragraph	Change
		<ul style="list-style-type: none"> <li>• The development site and associated exploratory equipment is not in a location within <del>or in the setting of</del> the North Wessex Downs AONB other than in exceptional circumstances and in the public interest;</li> <li>• A full appraisal for the oil and gas field has been completed;</li> <li>• The development site and associated exploratory equipment do not have an unacceptable impact on the environment or community; and</li> <li>• The proposed location has been demonstrated as the most suitable taking into account all planning considerations.</li> </ul> <p>Particular consideration will be given to the location of hydrocarbon development involving hydraulic fracturing regarding impacts on <b>water quality</b>, 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.</p> <p>In addition, proposals for conventional and unconventional oil and gas development must meet the requirements of all relevant policies in this plan. <b><u>Development proposals within the setting of the AONB should be sensitively located and designed to avoid or minimise adverse impacts on the AONB.</u></b></p>
MM29	Policy 14	Proposals for the re-working of old <b>inert</b> landfill sites will only be permitted where all of the following are demonstrated:
MM30	Policy 15	<p><del>There will be a presumption in favour of</del> <b><u>Proposals for</u></b> permanent construction aggregate infrastructure <b><u>will be permitted</u></b> in the following areas:</p> <ul style="list-style-type: none"> <li>• Existing sites with permanent planning permission for mineral processing or handling; or</li> <li>• Existing sites with permanent planning permission for industrial development (B2 and B8).</li> </ul> <p>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.</p> <p>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.</p>

Mod Ref	Section / Policy / Paragraph	Change
MM31	Policy 19	<p>Major mineral and waste development proposals within <del>or in the setting of</del> the North Wessex Downs AONB will only be considered acceptable in exceptional circumstances and where it can be demonstrated that it is in the public interest. Consideration will be given to whether:</p> <ul style="list-style-type: none"> <li>• There is an overriding need for the development to take place in the proposed location;</li> <li>• The need for the development can be met in some other way, or from a site outside the AONB; and</li> <li>• Any detrimental impact of the development on the environment, landscape and recreation can be satisfactorily mitigated;</li> </ul> <p>Other minerals and waste development proposals within <del>or affecting the setting of</del> the North Wessex Downs AONB will be considered acceptable only where:</p> <ul style="list-style-type: none"> <li>• The proposal is for a small scale facility to meet local needs that can be developed without an unacceptable impact on the environmental and landscape of the area; and</li> <li>• The proposals conserve and enhance the natural beauty of the AONB.</li> </ul> <p>Restoration and aftercare proposals should seek to enhance the natural beauty of the AONB.</p> <p><b><u>Development proposals within the setting of the AONB should be sensitively located and designed to avoid or minimise adverse impacts on the AONB.</u></b></p>
MM32		
MM33	5.28	<p>There are currently three SACs within West Berkshire:</p> <ul style="list-style-type: none"> <li>• Kennet and Lambourn Floodplain – <b><u>which supports one of the most extensive known populations of Desmoulin's whorl snail in the UK. The conservation objective related to the sites' designation is to maintain the habitat in favourable condition for the Desmoulin's whorl snail.</u></b></li> <li>• River Lambourn – <b><u>with good water quality, coarse sediments and extensive beds of submerged plants the river supports Bullhead and Brook Lamprey populations.</u></b></li> <li>• Kennet Valley Alderwoods – <b><u>the woodland forms the largest remaining fragments of damp, ash-alder woodland in the Kennet floodplain. Conservation of the site is dependent upon maintaining a constantly high groundwater level.</u></b></li> </ul>
MM34	New paragraph after 5.28	<p><b><u>The measures specified in this policy will ensure that the requirements of the Conservation of Species and Habitats Regulations are satisfied in order to protect these internationally designated sites.</u></b></p>

Mod Ref	Section / Policy / Paragraph	Change
MM35	5.31	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, <b><u>which includes the Rivers Lambourn and Kennet.</u></b>
MM36	5.34	The District contains important watercourses such as the Rivers Kennet, Lambourn and Pang. The rivers Lambourn and Kennet are also designated as SSSIs, <b><u>in addition the river Lambourn is designated as a SAC.</u></b> Mineral working in West Berkshire has historically been concentrated along the Kennet Valley where sharp sand and gravel is predominantly found. Riparian corridors create important linkages for biodiversity and therefore mineral working and restoration in these areas have the potential to contribute towards relevant biodiversity enhancements.
MM37	New paragraph after 5.39	<b><u>A buffer zone must be established between a Mineral site and the bank top of a watercourse to protect the river bank and the hydrology of the river. Applicants are likely to need an Environmental Permit from the Environment Agency to quarry or excavate minerals within 16 metres of a main river. Therefore the buffer zone should generally be a minimum 16m for main rivers and smaller (minimum 5m) for ordinary watercourses. This zone should be fenced while the mineral site is active and there must be no mineral extraction and no tracking of vehicles or storage of any materials or plant etc unless the habitat is of low ecological value and the activity will not impact on the river. This zone should be included in the red line boundary and enhanced for biodiversity in the restoration plan.</u></b>
MM38	New paragraph after new paragraph above	<b><u>This zone may have to be wider when adjacent to the designated Rivers Kennet and Lambourn if the mineral extraction is likely to have an adverse impact on these rivers, for example if the hydrology was likely to be impacted.</u></b>
MM39	New paragraph after new paragraph above	<b><u>An additional stand-off zone of no extraction but where, for example, tracking of vehicles and the temporary storage of minerals would be allowed, may also be required at certain sites. This is likely to be required to protect designated rivers such as The River Kennet Site of Special Scientific Interest (SSSI) and The River Lambourn SSSI and Special Area of Conservation. The buffer and stand-off zones should be included in the restoration plan, thereby giving opportunities for river restoration and the restoration of the river corridor. These could include the creation or enhancement of wetland habitats and reconnecting the river with its floodplain.</u></b>
MM40	New paragraph after new	<b><u>Similar buffer/stand-off zones may be required between Waste Sites and watercourses to protect their water quality and hydrology. The width will depend on the specific circumstances, and will be determined as part of the Environmental Permit application.</u></b>

Mod Ref	Section / Policy / Paragraph	Change
	paragraph above	
MM41	New paragraph after new paragraph above	<b><u>Regarding other designated sites (e.g. other SSSIs and SACs that are not river sites), for both Mineral Sites and Waste Sites, the specific distance from the designated site should be determined through consultation with NE, taking into account the activity and the sensitivity of the protected site's designated features.</u></b>
MM42	Policy 25 bullet point 3	Avoiding areas vulnerable to climate change and flood risk through application of the Sequential Test, Exception Test and Sequential Approach <del>where appropriate</del> ;
MM43	Monitoring Framework Policy 3, Indicators 1 and 2	<ul style="list-style-type: none"> <li>Total amount of waste managed within West Berkshire for the specified waste streams <b><u>and management type.</u></b></li> <li>Waste management capacity in West Berkshire for the specified waste streams <b><u>and management type.</u></b></li> </ul>
MM44	4.55	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 10 'Waste Safeguarding'). However, this policy sets out where <del>there will be a presumption in favour of priority will be given to</del> 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.
MM45	4.59	Waste developments may be acceptable outside the locations specified in the policy <del>in exceptional circumstances where they</del> <b><u>meet the requirements of other relevant policies in the plan,</u></b> including where 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.

*Paragraph numbers will be updated where required.*

## Additional Modifications to the Minerals and Waste Local Plan

Additional modifications are shown as:

- Additional text (underlined text)
- ~~Deletions~~-(strikethrough text)


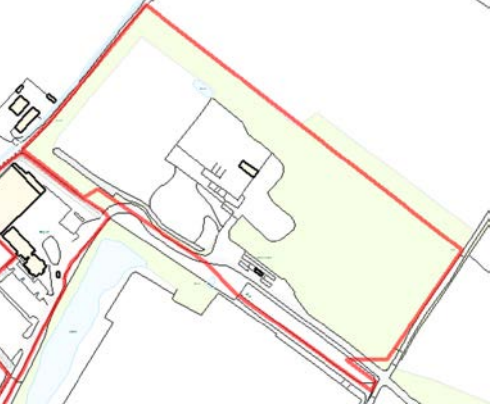
Additional modifications are factual or typographical changes to the plan and therefore, are not subject to further consultation, but are set out here for completeness.

Mod ref	Section / Policy / Paragraph	Change	Reason
AM1	Throughout	Update paragraph numbers where required.	Taking into account new paragraphs
AM2	Throughout	Add table numbers.	Easier identification of tables
AM3	All policies	Replace policy bullet points with numbers/letters.	Easier identification of policy criteria
AM4	1.9	<del>This public A Proposed Submission consultation is being undertaken in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Council's Statement of Community Involvement took place between 4<sup>th</sup> January 2021 and 15<sup>th</sup> February 2021. Comments were invited in relation to matters of Legal Compliance, Soundness and whether the Duty to Cooperate had been met. This version of the Plan represents the document that the Council intends to submit to the Secretary of State for independent examination ('Proposed Submission' version).</del>	Updated as consultation has closed.
AM5	1.10 – 1.14	<del>1.10 The consultation will run for 6 weeks from Monday 4<sup>th</sup> January 2021 until Monday 15<sup>th</sup> February 2021. Following submission of the MWLP for examination in July 2021, the examination hearings took place in February 2022. Consultation on the Main Modifications then took place between 23<sup>rd</sup> May 2022 and 6<sup>th</sup> July 2022.</del>  <del>1.11 We are inviting comments during this period on the Proposed Submission Minerals and Waste Local Plan. Comments at this stage should only relate to matters of</del>	Paragraphs updated to reflect the consultation process on the plan has now finished.



		<p><del>Legal Compliance, Soundness (whether the Plan is considered to be positively prepared, justified, effective and consistent with national policy in line with paragraph 35 of the NPPF), and whether the Duty to Cooperate has been met. Further information is included in the Representation Form guidance available online.</del></p> <p><del>1.12 You can view the Minerals and Waste Local Plan Proposed Submission Consultation Document and supporting information online, or at the Council Offices on Market Street, Newbury or online at and of the local libraries.</del></p> <p><del>1.13 We would prefer you to make your comments online via our website, however you can also let us know your views by email or post.</del></p> <p><del>1.14 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.</del></p>	
AM6	Contact details box	<p>Removed consultation portal address.</p> <p>Updated web address to <a href="https://www.westberks.gov.uk/mwlp">https://www.westberks.gov.uk/mwlp</a></p>	<p>Consultation address no longer applicable.</p> <p>Link to where the final adopted plan will be on the website, rather than the proposed submission version.</p>
AM7	2.29	<p><b>Neighbourhood Plans</b> (as they emerge) form part of the development plan. Currently there are nine designated areas in West Berkshire with each parish council at a different stage of plan preparation. Of these <del>one</del> <u>two</u> <del>have</del> <u>has</u> been adopted. Neighbourhood Plans are not permitted to consider minerals and waste development.</p>	Update to NP status
AM8	2.38	<p>Footnote 21 updated: "Minerals and Waste Local Plan <u>evidence base</u> <del>Proposed Submission</del> documents: <a href="http://www.westberks.gov.uk/mwevidencebase">http://www.westberks.gov.uk/mwevidencebase</a></p>	Updated reference to link in footnote.
AM9	2.38	<p>Footnote added to ecological appraisals as follows: * <u>Ecological Appraisals are not routinely published as they contain sensitive information that may be harmful for protected species if it was made available. Can be made available on request.</u></p>	To explain that the Ecological appraisals are not available on the website along with the other evidence base documents.



AM10	4.7	The Minerals and Waste Local Plan is accompanied by a <u>Policies Map</u> that will setting out, spatially, the various policies in the plan. All mapping information is available on the Council's Interactive Map	Clarification of where to find the policies map.  <u>Policies Map</u> is a hyperlink.
AM11	4.7	Footnote after Policies map added to provide web link to policies map <a href="https://westberks.maps.arcgis.com/apps/webappviewer/index.html?id=fccb053d108f4783aefeb01bb03fb77b">https://westberks.maps.arcgis.com/apps/webappviewer/index.html?id=fccb053d108f4783aefeb01bb03fb77b</a>	Added foot note for anyone reading a hard copy of the plan.
AM12	Table at 4.85	Ensure list of safeguarded sites is up to date	Ensure lists are as up to date as possible
AM13	Table at 4.88	Concrete batching plants that benefits from permanent planning permission	Typo
AM14	Table at 4.93	Update entry for Colthrop Aggregate Processing Facility: Safeguarded Waste Sites: <del>Colthrop Aggregate processing Facility</del> <u>Colthrop Waste Transfer Facility</u> Type: <del>Recycled Aggregate</del> <u>Waste Transfer Station</u>	Change of ownership and operations.
AM15	Table at 4.93	Delete <del>Greenham Business Park Biomass Gasification Plant, Greenham: Biomass Gasification Plant and Wierside, Burghfield</del>	Greenham - Planning permission lapsed. Weirside - Waste operations have ceased on site.
AM16	Table at 4.94	Update sewage treatment works table in line with current Thames Water Sewage Treatment Works asset list. Ensure list is in Alphabetical order.	Updated details provided by Thames Water and list in alphabetical order.
AM17	4.120	The relative 'value' that can be obtained from re-working an <u>inert</u> landfill site will vary	Clarification in line with policy title
AM18	5.9	The NPPF (paragraph <del>204</del> <u>210</u> (h))	Reference updated to NPPF 2021
AM19	5.64	The Council's Strategic Flood Risk Assessment (SFRA) (2019) sets out details of flood risk for the District taking into account the the most up to date climate change figures. The SFRA provides information for carrying out the sequential and, where required, the exception tests.	Typos

AM20	5.64	Add the following footnote after "...taking into account the most up to date climate change figures..." <u>Flood Risk Climate Change Allowances</u> <a href="https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances">https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances</a>	Request from EA to provide additional information on where to get the most up to date climate information.
AM21	Policy 30 Tidney Bed (Ecology)	<i>Habitat and Ecological assessments</i> will be required	Typo (space added)
AM22	Monitoring Framework	Change references of Highways England to National Highways	Organisational name change.
AM23	Monitoring Framework - Site Policies	<del>Policy 30: Boot Farm</del> Policy 304: Tidney Bed Policy 312: Chieveley Services	Boot Farm should have been deleted. Is not proposed for allocation in the plan.  Policy numbers updated to reflect the numbers in the plan.
AM24	Appendix 2	Updates to safeguarded sites tables to take into account changes since consultation.	Ensure lists are as up to date as possible.
AM25	Policies Map	Update site area for Grundon Composting facility site (Safeguarded waste site 4).  Current map outline   Updated map outline 	Site area on map does not reflect permitted site area (07/00862/COMIND, granted on appeal)

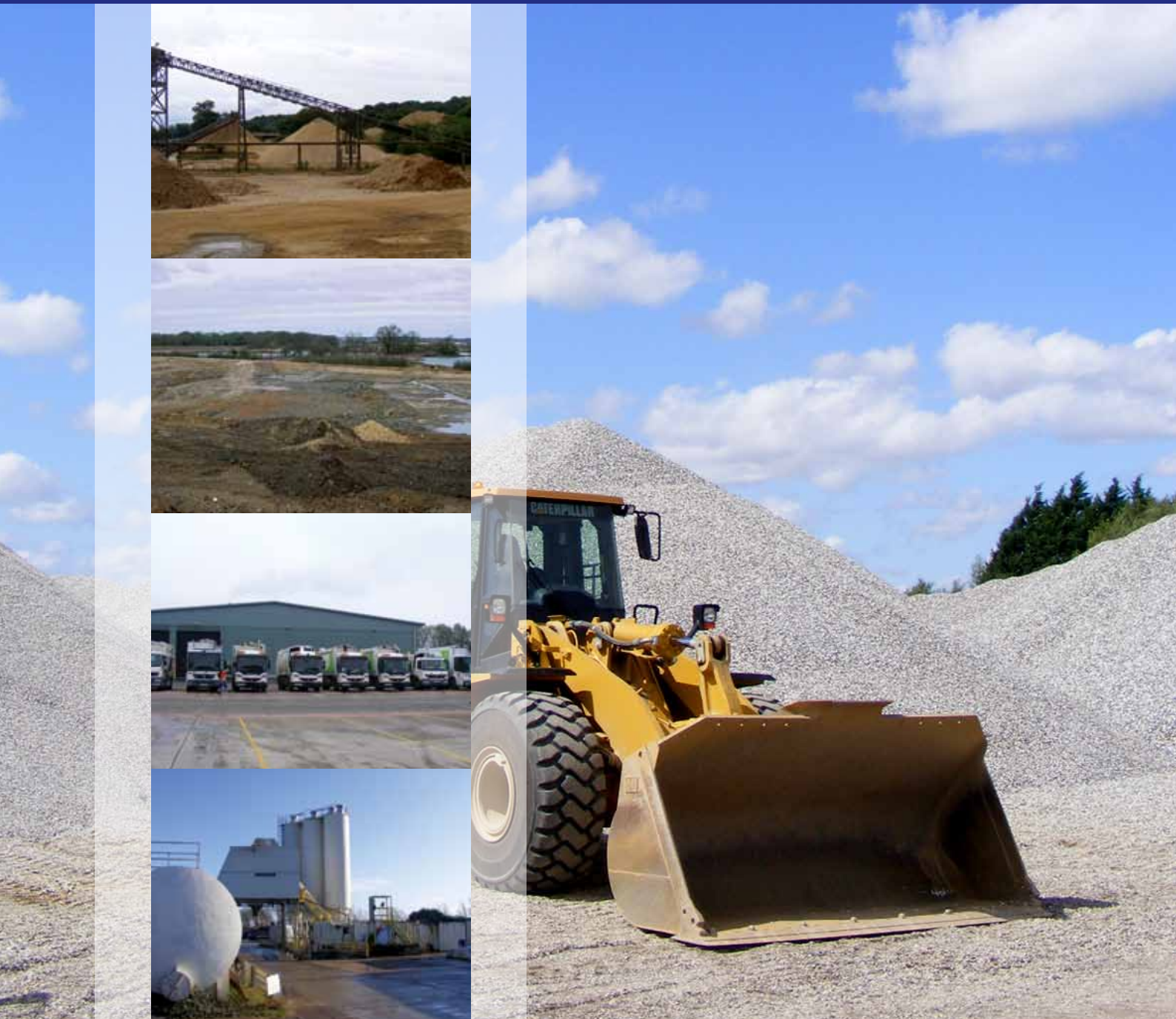
Page 98

AM26	Table at 4.88	<p>Ensure tables are up to date:</p> <ul style="list-style-type: none"> <li>• Delete <del>Wigmore Lane North, Central, South</del> and replace with <u>Wigmore Lane Rail Depot, Theale</u></li> </ul>	Clarity to ensure that the whole of the Wigmore Lane Rail Depot landholding is safeguarded in line with Policy 9.
AM27	Policies Map	<p>Update site area for Wigmore Lane Rail Depot site (Safeguarded Mineral Infrastructure)</p> <p>Current map outline</p>  <p>Updated map outline</p> 	Updated site area following request from Network Rail
AM28	Policies Map	Delete Wierside and Greenham Gassification Plant from Waste Safeguarded map layer	<p>Wierside no longer operational.</p> <p>Greenham Gassification Plant planning permission has expired</p>
AM29	Throughout	Changed all links to the west berks website to show the new web links (deleted <a href="http://info.westberks.gov.uk/">info.westberks.gov.uk/...</a> replaced with <a href="http://www.westberks.gov.uk/">www.westberks.gov.uk/...</a>	Web links have changed
AM30	Throughout	Changed footnote references to “Minerals and Waste Local Plan Proposed Submission Evidence Base” to “Minerals and Waste Local Plan evidence”	No longer Proposed Submission. Evidence is the evidence for the adopted plan.

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# West Berkshire Minerals and Waste Local Plan 2022 - 2037 (Adopted December 2022)

## West Berkshire Local Plan



# Minerals and Waste Local Plan (2022 - 2037)

## Contents

<b>1 Introduction</b>	<b>4</b>
<b>2 Background</b>	<b>6</b>
<b>3 Vision and Objectives</b>	<b>12</b>
<b>4 Strategic Policies</b>	<b>14</b>
Landbank and Need	15
Net Self-Sufficiency in Waste Management	16
Location of Development	20
Safeguarding	27
Other Minerals and Waste	32
Infrastructure	36
<b>5 Development Management Policies</b>	<b>38</b>
<b>6 Site Allocation Policies</b>	<b>54</b>
<b>7 Monitoring Framework</b>	<b>60</b>
<b>Appendices</b>	
<b>Appendix 1 Allocated Sites</b>	<b>69</b>
<b>Appendix 2 Safeguarded Sites</b>	<b>70</b>
<b>Policies</b>	
Policy 1 Sustainable Development	14
Policy 2 Landbank and Need	15
Policy 3 Net Self-Sufficiency in Waste Management	16
Policy 4 Location of Development - Construction Aggregates	20
Policy 5 Location of Development - General Waste Management Facilities	23



## Contents

Policy 6 Location of Development - Specialist Waste Management Facilities	24
Policy 7 Location of Development - Landfill and Permanent Deposit of Waste to Land	24
Policy 8 Borrow Pits	26
Policy 9 Minerals Safeguarding	27
Policy 10 Waste Safeguarding	30
Policy 11 Chalk and Clay	32
Policy 12 Energy Minerals	33
Policy 13 Radioactive Waste Treatment and Storage at AWE	34
Policy 14 Reworking Old Inert Landfill Sites	35
Policy 15 Location of Permanent Construction Aggregate Infrastructure	36
Policy 16 Temporary Minerals and Waste Infrastructure	37
Policy 17 Restoration and After-use of Sites	38
Policy 18 Landscape	40
Policy 19 Protected Landscapes	40
Policy 20 Biodiversity and Geodiversity	42
Policy 21 Agricultural Land and Soils	45
Policy 22 Transport	46
Policy 23 Public Rights of Way	47
Policy 24 Flooding	48
Policy 25 Climate Change	49
Policy 26 Public Health, Environment and Amenity	50
Policy 27 Historic Environment	51
Policy 28 Design	53
Policy 29 Cumulative Impacts	53
Policy 30 Tidney Bed	54
Policy 31 Chieveley Services	57



# 1 Introduction

## 1 Introduction

### What is the West Berkshire Minerals and Waste Local Plan?

**1.1** The West Berkshire Minerals and Waste Local Plan (MWLP) 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 2037 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 all saved policies in 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** An Issues and Options consultation (undertaken in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)<sup>(1)</sup> 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.

**1.6** 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.

**1.7** 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.

**1.8** A Preferred Options Consultation took place between 19th May and 30th June 2017 and the consultation document set out the Council’s preferred approach for the Minerals and Waste Local Plan, asking for comments on the preferred approach. There is no formal requirement to consult on the emerging plan until the proposed 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. Comments made during the Preferred Options consultation have been considered and relevant changes made to the MWLP.

**1.9** A Proposed Submission Consultation undertaken in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the Council's Statement of Community Involvement<sup>(2)</sup> took place between 4th January 2021 and 15th February 2021. Comments were invited in relation to matters of Legal Compliance, Soundness and whether the Duty to Cooperate had been met.

**1.10** Following submission of the MWLP for examination in July 2021, the examination hearings took place in February 2022. Consultation on the Main Modifications then took place between 23rd May 2022 and 6th July 2022.

1 Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended):  
[http://www.legislation.gov.uk/ukxi/2012/767/pdfs/ukxi\\_20120767\\_en.pdf](http://www.legislation.gov.uk/ukxi/2012/767/pdfs/ukxi_20120767_en.pdf)

2 Statement of Community Involvement: <https://www.westberks.gov.uk/statement-community-involvement>

**Contact Details**

*Website:* <https://www.westberks.gov.uk/mwlp>

*Email:* [mwdpd@westberks.gov.uk](mailto:mwdpd@westberks.gov.uk)

*Post:* Minerals and Waste Planning Team, West Berkshire Council, Market Street, Newbury, RG14 5LD

*Telephone:* 01635 519111

## 2 Background

## 2 Background

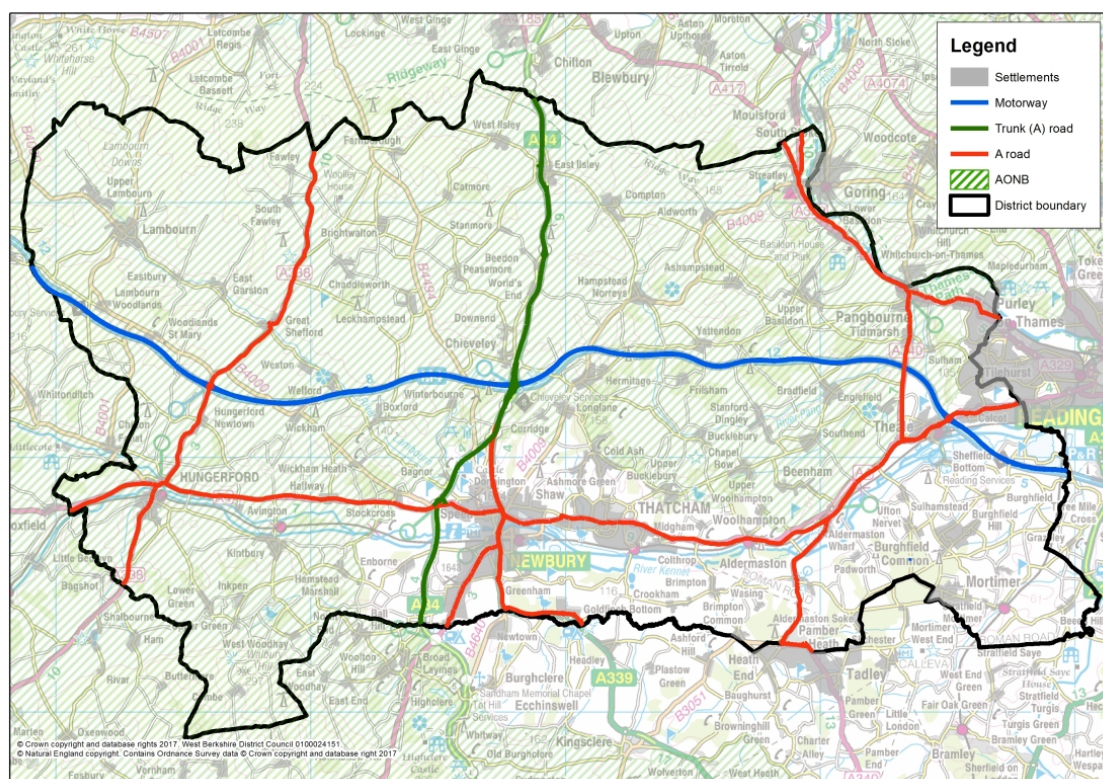
### About West Berkshire

**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, villages 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<sup>(3)</sup>. 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 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.



**Figure 1 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.



## Background 2

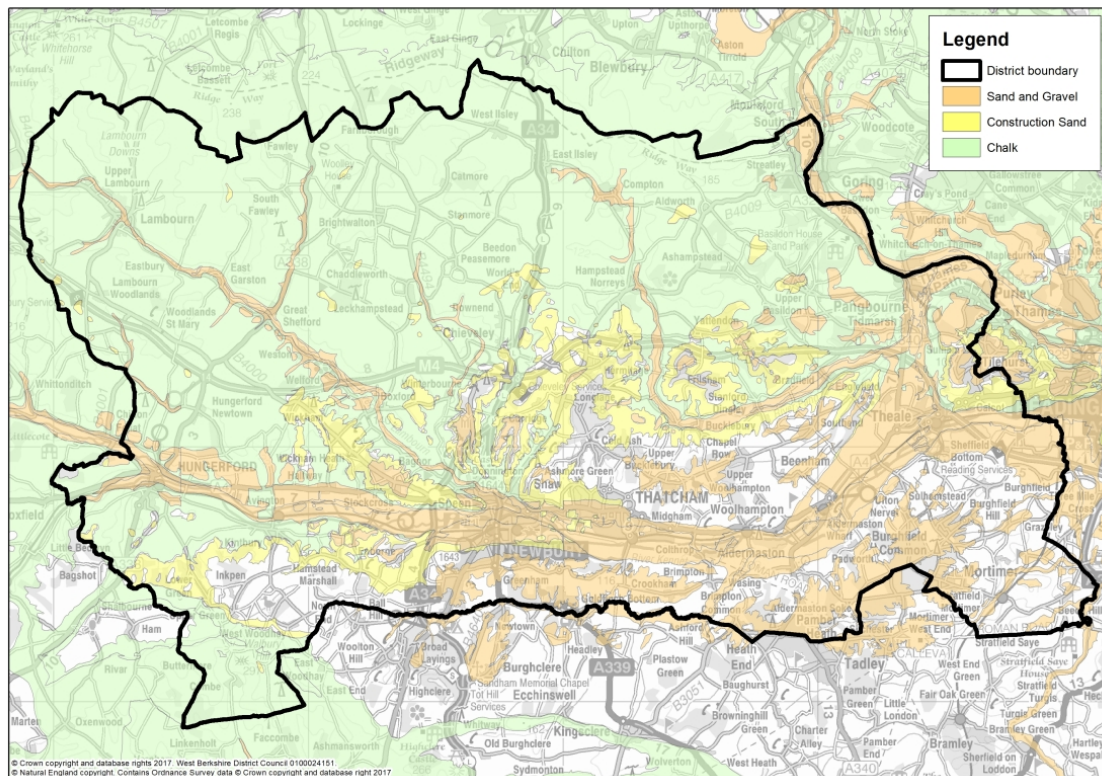


Figure 2 West Berkshire Mineral Resources

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 Survey 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.

2.10 Historically chalk and clay have been worked in West Berkshire for small scale specialised purposes. There are also deposits of deep coal underlying areas of West Berkshire along with outcrops of shales that may contain shale gas. None of these minerals are currently exploited, although they 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)

## 2 Background

- **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 predominant 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.

**2.16** 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)<sup>(4)</sup>, 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<sup>(5)</sup>, 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 Statement of Common Ground (SCG) that has been signed by a number of the waste planning authorities that make up the former South East region. The purpose of this SCG 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.

**2.21** A SCG specifically relating to strategic cross-boundary minerals and waste issues in West Berkshire has also been prepared in accordance with paragraph 27 of the NPPF.

4 Localism Act 2011 Section 110: <http://www.legislation.gov.uk/ukpga/2011/20/section/110/enacted>

5 Planning and Compulsory Purchase Act 2004 Section 33A: <https://www.legislation.gov.uk/ukpga/2004/5/section/33A>

## Other Plans and Programmes

2.22 Planning policies for West Berkshire need to be prepared in the context of national planning policy, and with regard to other local plans and strategies produced by the Council and other organisations.

### National Plans and Programmes

2.23 National policies on planning matters are contained in the **National Planning Policy Framework (NPPF)**<sup>(6)</sup>, **National Planning Policy for Waste (NPPW)**<sup>(7)</sup> and the **technical guidance** to the NPPF<sup>(8)</sup>.

2.24 The **Waste Management Plan for England** was published in 2013. It broadly aimed to move beyond the current throw away 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
- Facilitate the development of necessary waste infrastructure
- Increase levels of recycling and energy recovery

2.25 **Our Waste, Our Resources: A Strategy for England**<sup>(9)</sup> was published in 2018 and highlights the Government's priorities to achieve a circular economy as part of the transition to a sustainable economy. It builds on measures in the 25 year environment plan and sets out how the country will preserve its stock of material resources by minimising waste and promoting resource efficiency.

### "Local" Plans and Programmes

2.26 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<sup>(10)</sup>. 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)<sup>(11)</sup>, is relevant to the development of the Minerals and Waste Local Plan.

2.27 The **West Berkshire Core Strategy (2012)**<sup>(12)</sup> 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.

2.28 **Housing Site Allocations DPD (2017)**<sup>(13)</sup> sits under the Core Strategy to allocate the remainder of the housing requirement to 2026 and includes policies to guide development in the countryside.

2.29 **Neighbourhood Plans** (as they emerge)<sup>(14)</sup> form part of the development plan. Currently there are nine designated areas in West Berkshire with each parish council at a different stage of plan preparation. Of these two have been adopted. Neighbourhood Plans are not permitted to consider minerals and waste development.

2.30 Some of the policies of the **West Berkshire District Local Plan 1991 – 2006**<sup>(15)</sup> 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.

2.31 The Council has started a review of the current Local Plan (made up of the West Berkshire District Local Plan 1991 - 2006 (saved 2007), Core Strategy Development Plan Document (2006 - 2026) and Housing Site Allocations Development Plan Document (2017)) to cover the period to 2037.

6 NPPF: <https://www.gov.uk/guidance/national-planning-policy-framework>

7 NPPW: <https://www.gov.uk/government/collections/planning-practice-guidance>

8 Technical guidance to the NPPF: <https://www.gov.uk/government/collections/planning-practice-guidance>

9 Our Waste, Our Resources:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/765914/resources-waste-strategy-dec-2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/765914/resources-waste-strategy-dec-2018.pdf)

10 South East Plan: <http://www.legislation.gov.uk/ukSI/2013/427/contents/made>

11 See pages 99 to 100 of The South East Plan

12 West Berkshire Core Strategy: <http://www.westberks.gov.uk/corestrategy>

13 Housing Site Allocations DPD: <http://www.westberks.gov.uk/hsa>

14 Neighbourhood Plans: <http://www.westberks.gov.uk/neighbourhoodplanning>

15 West Berkshire District Local Plan: <https://www.westberks.gov.uk/local-plan-1991-2006>

## 2 Background

**2.32** 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.

**2.33** The **Council Strategy (2019 - 2023)**<sup>(16)</sup> 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:

- Great Place
- Sustainable and Innovative Together
- Protected and Cared for
- Open for Business

**2.34** The **Local Transport Plan (LTP)**<sup>(17)</sup> was adopted in 2011 and sets the framework for the delivery of all aspects of transport and travel for West Berkshire to 2026.

**2.35** Approximately 74% of West Berkshire is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The **North Wessex Downs AONB Management Plan**<sup>(18)</sup> 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.

**2.36** The Council's **Waste Management Plan**<sup>(19)</sup> 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.

**2.37** The Minerals and Waste Local Plan also needs to take into account other plans such as **Community Plans**<sup>(20)</sup> (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

**2.38** 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<sup>(21)</sup>.

- Local Aggregate Assessments (LAA)
- Local Waste Assessment (LWA)
- Minerals Evidence Paper
- Authority Monitoring Reports (AMR)
- Strategic Flood Risk Assessment (SFRA)
- Landscape and Visual Assessment
- Habitats Regulation Assessment (HRA)
- Equalities Impact Assessment (EqIA)
- Soft Sand Study and Topic Paper
- Preliminary Ecological Appraisal<sup>(22)</sup>
- Heritage Assessment
- Transport Topic Paper

16 Council Strategy: <https://www.westberks.gov.uk/strategy-performance>

17 Local Transport Plan: <https://www.westberks.gov.uk/ltp>

18 AONB Management Plan: <http://www.northwessexdowns.org.uk/About-Us/aonb-management-plan.html>

19 Waste Management Plan: <https://www.westberks.gov.uk/wastestrategy>

20 Community Planning: <https://www.westberks.gov.uk/community-plans>

21 Minerals and Waste Local Plan evidence base documents: <https://www.westberks.gov.uk/mwevidencebase>

22 Ecological Appraisals are not routinely published as they contain sensitive information that may be harmful for protected species if it was made available. Can be made available on request.



## Background 2

**2.39** Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) has also been produced alongside the Minerals and Waste Local Plan. A SA/SEA must accompany all development plan documents produced. This is a tool that highlights any significant environmental, social or economic effects 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.

**2.40** All the documents that form part of the evidence base for the 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<sup>(23)</sup> that will continue to be updated with new terms and acronyms.

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23 Minerals and Waste Local Plan Glossary: <https://www.westberks.gov.uk/mwevidencebase>



## 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 2037.

**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 West Berkshire in the most sustainable way, and taking into account climate change.

#### 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 the quality of life of residents, and protect and enhance the natural, built and historic environment, taking into account climate change.
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, as far as is practical, from outside the North Wessex Downs Area of Outstanding Natural Beauty, Scheduled Monuments and Conservation Areas whilst also taking into account the potential for future contribution that should be made from mineral working in West Berkshire towards the aggregate supply needs of other areas.
M5	To identify sites 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.
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 at the earliest opportunity to a high standard, beneficial and viable after-use that delivers meaningful measurable net gains for biodiversity, including the establishment of coherent ecological networks.

## Vision and Objectives 3

**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, and taking into account climate change.
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 and enhancement of the natural, built and historic environment in West Berkshire from the adverse effects of waste management related development in accordance with the NPPF and taking into account climate change.
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 for sharp sand and gravel, and in the 'Reading Beds' for soft sand, a bedrock deposit outcropping in the higher ground above the Kennet Valley.

**3.5** Waste development will be directed to the most appropriate locations including consideration of the proximity to the sources of waste arisings.

## 4 Strategic Policies

### 4 Strategic Policies

- 4.1 This section of the Plan sets out the policies to deliver the Council's minerals and waste planning strategy for the plan period to 2037.
- 4.2 The Plan makes provision for a steady and adequate supply of construction aggregates over the plan period through the allocation of sites for mineral extraction as well as through encouraging the use of secondary and recycled aggregates.
- 4.3 The 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 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 Where sites have been allocated, they are accompanied by a specific site policy setting out key requirements for any planning application submitted for the site.
- 4.6 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.
- 4.7 The Minerals and Waste Local Plan is accompanied by a [Policies Map](#) <sup>(24)</sup> setting out, spatially, the various policies in the plan.

#### 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.

- 4.8 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.
- 4.9 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.

## 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. Provision will be made for a minimum of 350,000 tonnes of recycled and secondary aggregate capacity.

In order to ensure a steady and adequate supply of primary construction aggregates (sand and gravel), the Council will seek to maintain landbanks of permitted reserves of sharp sand and gravel and soft sand of at least 7 years based on the latest Local Aggregate Assessment (LAA), and take into account the need to maintain sufficient productive capacity to enable the rates in the LAA to be realised.

The West Berkshire Minerals and Waste Local Plan will aim to deliver at least 1,630,000 tonnes of construction aggregates from primary sources to meet the identified needs of West Berkshire over the plan period to 2037, comprised of 840,000 tonnes of sharp sand and gravel and 790,000 tonnes of soft sand. 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.

**4.10** 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 NPPF requires in the first instance, that as far as practicable, planning policies should take account of the contribution of recycled and secondary materials to the supply of minerals before considering the extraction of primary materials. In order to encourage the production of recycled and secondary materials, this policy includes a minimum requirement for capacity, based on the past three year average sales (rounded up), as recommended in the Local Aggregates Assessment. There are adequate processing facilities for this demand of recycled aggregates and the plan also seeks to safeguard these sites (Policy 10 'Waste Safeguarding') to ensure the level of contribution these sites provide can be maintained. 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.

**4.11** In addition, the NPPF requires that Minerals Planning Authorities should make provision for ensuring an adequate and steady supply of primary aggregates for the construction industry by means of maintaining a landbank.

**4.12** 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.

**4.13** 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.

**4.14** MHCLG have undertaken the Aggregate Minerals Survey for 2019, which along with sales, reserves and permissions, also includes movements of minerals between Mineral Planning Authorities. The results of this survey, particularly in relation to movements of aggregate minerals into West Berkshire, will be critical to determining West Berkshire's future projections of need for aggregate minerals. The findings of this survey and any other relevant future surveys will be considered within future LAAs.

**4.15** 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.

**4.16** 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 (2010 – 2019) is 156,233 tonnes (comprised of 128,581 tonnes sharp sand and gravel; 27,652 tonnes soft sand). However,

## 4 Strategic Policies

the Local Aggregates Assessment has determined that other relevant local factors are significant enough to maintain the 2018 10 year annual average requirement rate of 189,233 tonnes of sharp sand and gravel, and 43,730 tonnes of soft sand (232,964 total sand and gravel).

**4.17** In accordance with the NPPF this figure has been used to calculate the level of need over the plan period (to 2037). Assuming that West Berkshire continues to supply construction aggregates to the market at a rate of 232,964 tonnes per annum then approximately 4.2 million tonnes of construction aggregates will need to be supplied in the period to 2037.

**4.18** The minerals evidence confirms that at the end of 2019 there was approximately 2.57 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 1.63 million tonnes of construction aggregates to 2037. This is comprised of approximately 840,000 tonnes of sharp sand and gravel, and 790,000 tonnes of soft sand.

**4.19** It is noted that the Replacement Minerals Local Plan for Berkshire (RMLP) sets out a number of preferred areas, designed to meet the needs of that plan. There remain two sites identified in the adopted RMLP located in West Berkshire estimated to contain circa 1,700,000 tonnes of sharp sand and gravel that have not yet been worked, or been the subject of planning applications. There is no certainty over whether these sites will ever be worked (and indeed having been allocated for over 15 years and no application having been forthcoming it seems unlikely). Therefore, the West Berkshire MWLP does not take these reserves into account, and is proposing to provide for the complete requirement identified over the plan period.

**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 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** With no hard rock reserves in West Berkshire, all hard rock requirements are met through imports, mainly by rail. Approximately 60% 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 9 'Minerals Safeguarding') to ensure that this important mineral resource can be retained.

## Net Self-Sufficiency in Waste Management

### Policy 3

#### Net 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 2037.

The level of need for new waste management capacity to meet net self sufficiency as well as capacity surplus/deficits by waste management type 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.

**4.22** 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.

## Strategic Policies 4

**4.23** 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.

**4.24** 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 no 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). 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 vast majority of existing operations and permitted waste management facilities in West Berkshire are at the upper end of the waste hierarchy.

**4.25** National policy does not necessarily expect every waste planning area to provide the full range of facilities required to manage waste arising within the Plan Area, given economies of scale and the operation of the market transcending administrative boundaries. This means that each WPA may aim to achieve self-sufficiency overall ('net' self-sufficiency), which means that flows into and out of the Plan area are balanced and offset. For West Berkshire the lack of capacity to manage residual waste is more than offset by the capacity of facilities providing other forms of waste management in the district such as recycling. Therefore, overall waste management capacity in the district exceeds that of the waste generated and it can be said that the objective of net self-sufficiency can be met. Where a specific lack of capacity exists (for example residual waste management), this has been addressed through the Duty to Cooperate.

**4.26** As already outlined, West Berkshire does not have sufficient capacity to manage residual waste either through energy recovery or non-hazardous landfill (The Local Waste Assessment identifies a need for 85,117 tpa for energy recovery and 34,000 tpa for non-hazardous landfill by 2037). However, notwithstanding this shortfall in capacity, it is still possible for West Berkshire to be net self-sufficient in waste management over the Plan period. This is because even though there is a lack of non-hazardous landfill and recovery capacity, the surplus capacity at other types of waste management facility in the district more than offsets this shortfall. Therefore, the total waste management capacity in the district still exceeds the quantity of waste generated. The principle of planning for 'net' self-sufficiency has been agreed with other Waste Planning Authorities in the South East of England, through the South East Waste Planning Advisory Group (SEWPAG) Statement of Common Ground (para 2.1). In addition, Policy 7 allows for proposals for non-hazardous landfill to come forward where they meet the requirements of that policy, and a Statement of Common Ground has been prepared to address the lack of non-hazardous landfill and recovery capacity over the Plan period.

**4.27** The Local Waste Assessment (LWA) (2020) that has been produced to inform the development of the Minerals and Waste Local 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 (2037). 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 MWLP is the most appropriate.

**4.28** 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 2037 as well as a summary of the estimated waste management capacity available at existing sites in West Berkshire. This gives an estimation of the shortfall/surplus of capacity for each waste stream at the end of the Plan period.

Waste Stream	Chosen Baseline Arisings (t)	Projected arisings 2037 (t)	Capacity (t)	Shortfall/Surplus at 2037 (t)
LACW	74,897	85,500	118,000	+32,500
CDE	462,903	574,000	634,250 (+87,700m <sup>3</sup> ) <sup>(1)</sup>	+60,250



## 4 Strategic Policies

Waste Stream	Chosen Baseline Arisings (t)	Projected arisings 2037 (t)	Capacity (t)	Shortfall/Surplus at 2037 (t)
C&I	165,812	255,000	450,950 <sup>(2)</sup>	+195,950
Hazardous	15,303	15,100	17,100	+2,000
Sewage Sludge	3,916	4,114	7,300	+3,186
Radioactive	1,372m <sup>3</sup> <sup>(3)</sup>	1,372m <sup>3</sup>	20m <sup>3</sup>	-
Equine	52,800	52,800	4,000	-
Other	-	-	400	-
Total <sup>(4)</sup>	607,017	933,714	1,227,600 (+87,700m <sup>3</sup> )	+293,886

1. Inert waste landfill capacity is temporary, and has been excluded from net self-sufficiency calculations)

2. Rounded up from 450,948

3. Radioactive arisings based on lifetime total over Plan period (24,700/18)

4. Excluding Radioactive, Equine and Other Wastes

**4.29** This table above shows that the operational permanently consented waste infrastructure in West Berkshire (see Tables 3.2 - 3.7 of the LWA), could manage over 1 million tonnes of waste arisings per year.

**4.30** In addition it is understood that at the end of 2018 there was around 87,700m<sup>3</sup> of inert waste landfill/recovery capacity in West Berkshire (with 1.25 million m<sup>3</sup> having yet to be created through consented mineral extraction), see Table 3.7 of the LWA. It is estimated that somewhere in the region of 933,333 m<sup>3</sup> of additional landfill capacity (expected to be inert) could be generated over the life of the plan through the restoration of the allocated mineral extraction sites identified in this plan.

**4.31** In addition, several of the existing consented waste management (recycling and transfer) sites in West Berkshire currently operate under temporary permissions (see Tables 3.2 - 3.7 of the LWA). 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 1.2 million tonnes) is provided by sites with permanent planning permission.

**4.32** As can be seen from the above table the total annual capacity of the existing permanent waste management sites in West Berkshire is understood to be 1,227,600 tonnes. When compared to the worst case projected total annual waste arisings for 2037 of 933,714 tonnes, it can be seen that there is headroom of 293,886 tonnes.

**4.33** In addition, the LWA has shown that there is sufficient capacity for recycling targets to be met for Local Authority Collected Waste (LACW) and Commercial and Industrial (C&I) waste, with capacity to meet future targets as well. For both LACW and C&I waste, the circular economy target to recycle 65% with no more than 10% waste to landfill by 2035 has been applied<sup>(25)</sup>. This results in the following requirements at the end of the Plan period (2037):

2037 <sup>(1)</sup>	Recycle (65%)	Implied Recovery (25%)	Landfill (10%)	Total
LACW	55,564	21,371	8,548	85,483
C&I	165,739	63,746	25,498	254,983

1. Source: LWA (2020) Tables 4.4 and 6.7 (worst case scenario)

**4.34** The total current capacity for C&I waste management to achieve the 65% recycling target is approximately 450,950 tonnes (LWA Table 3.3) which is more than the 165,739 tonnes required by 2035. For LACW, current capacity is 69,000 tonnes (LWA Table 4.3) which is also in excess of the relevant recycling target of 55,564 tonnes by 2035.

## Strategic Policies 4

**4.35** For CDE waste, which is not required to achieve the same circular economy targets as LACW and C&I waste, the Waste Framework Directive specifies that at least 70% should be prepared for reuse, recycled or recovered by 2020<sup>(26)</sup>. Permanent operational capacity to manage the recyclable element of CDE waste equates to 634,250 tonnes per annum (LWA Table 3.4). This is in excess of the approximately 242,962 tonnes of CDE waste (70% of 347,089 tonnes total CDE arisings in 2018) required to be prepared for reuse, recycled or recovered by 2020 in line with the Waste Framework Directive and is even sufficient to manage the total estimated CDE waste arisings over the Plan period (352,000 - 574,000 tpa).

**4.36** The level of operational, permanently consented waste management capacity in West Berkshire is currently above the estimated levels of waste arisings (in 2018). The level of consented capacity currently also exceeds the projected level of waste arisings in 2037, and there is sufficient capacity to achieve the circular economy and Waste Framework Directive targets. 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.

**4.37** The Council undertook several call for sites as part of the preparation of the Minerals and Waste Local Plan (in 2014 and 2016) and a number of 'waste sites' were submitted for consideration as part of this process. However as the LWA has shown that there is no need for additional waste management capacity within the district the sites have not been considered for allocation. All but one of the sites were existing waste management sites 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 7 'Location of Development - Landfill and Permanent Deposit of Waste to Land' 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 933,333 cubic metres of material to be used in the restoration of these sites.

**4.38** In addition, given the other policies that are proposed as part of the plan it is considered that there is no need to allocate existing permanent waste sites 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 'Location of Development - General Waste Management Facilities').

**4.39** The proposed policy on the safeguarding of waste facilities (Policy 10 'Waste Safeguarding') 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.

**4.40** 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, in the Authority Monitoring Report (AMR) and it is recommended that the local waste assessment be updated on a regular basis.

26 The Waste Framework Directive: <https://ec.europa.eu/environment/waste/framework/targets.htm>



## 4 Strategic Policies

### Location of Development

#### Policy 4

##### Location of Development - Construction Aggregates

##### Allocated Sites

The following sites are allocated to meet the need for primary aggregates:

##### *Sharp Sand and Gravel*

- Tidney Bed, Ufton Nervet (Policy 30 'Tidney Bed')

##### *Soft Sand*

- Chieveley Services, Chieveley (Policy 31 'Chieveley Services')

A map showing the location of the allocated sites is given in Appendix 1 'Allocated Sites'.

Planning Permission will be granted for construction aggregate extraction where the following criteria are met:

- The site is allocated for mineral extraction in this plan, provided that the identified site specific requirements are satisfied; or
- The extraction proposal relates to a proposal for a borrow pit, or
- The extraction proposal relates to the extraction of minerals prior to a planned non mineral development (prior extraction); or
- The extraction proposal relates to a proposal for another beneficial and acceptable use and mineral extraction is a necessary part of the proposed development; or
- The extraction proposal is required to maintain the requirement provisions in Policy 2 'Landbank and Need'.

For soft sand planning permission will additionally be granted for extraction where the following criteria are met:

- The site is located within an area of search for soft sand; or
- For proposals within the North Wessex Downs AONB, the requirements of the exceptional circumstances test in the NPPF are satisfied.

In addition to the requirements identified in this policy, proposals must meet the requirements of all relevant policies in this plan.

**4.41** For sharp sand and gravel, the plan identifies, through the allocation of one site, sufficient resources to meet the landbank requirement for the plan period. This site provides approximately one million tonnes of construction aggregates. The outcomes of consultation, further assessment in terms of viability and changes to the landbank requirement have influenced the selection of the sites in the plan. The details of the sites proposed for allocation are set out in chapter 6 'Site Allocation Policies'.

**4.42** This figure of one million tonnes of sharp sand and gravel that could be delivered from the allocated site is above the arithmetic minimum level of 840,000 tonnes that the plan needs to provide in Policy 2 'Landbank and Need'. However, there are a variety of factors that can impact upon the actual yield of minerals from an extraction site, and it would not be practical to only allocate part of the proposed site. In addition, it will assist in maintaining sufficient production capacity as required by Policy 2 'Landbank and Need'.

**4.43** For soft sand, the Plan identifies one soft sand site for allocation (Chieveley Service). As the site is within the North Wessex Downs AONB, the Council has carried out an exceptional circumstances test in line with the NPPF to determine that extraction within the AONB is justified (as set out in the Soft Sand Topic Paper<sup>(27)</sup>). This test has demonstrated that there is a pressing need for soft sand within West Berkshire, and has determined that the alternatives

## Strategic Policies 4

for extraction within the AONB are not sufficient to meet the identified need. It has also been determined that the allocated soft sand site is able to be developed without significant adverse effects on the environment, landscape or recreational opportunities.

**4.44** As the allocated site cannot be relied upon to fully meet need for soft sand identified in Policy 2, the Council has also identified areas of search (Figure 3 'Soft Sand Areas of Search') within which permission for soft sand extraction may be granted, provided that the criteria of this policy and all other relevant policies in the Plan are met.

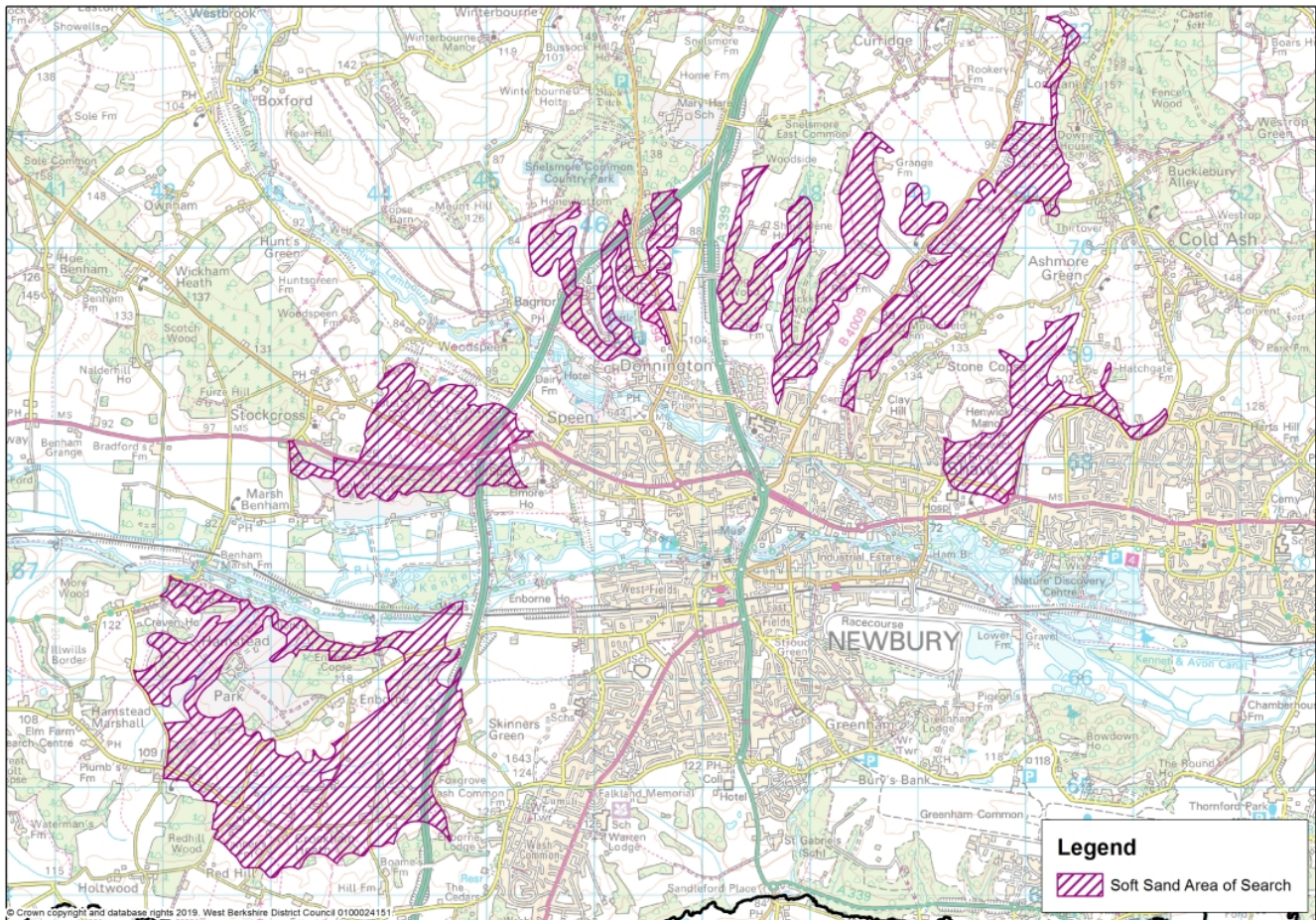
**4.45** Due to the fact that in recent years the only deposits of soft sand worked in West Berkshire have been located in the North Wessex Downs Area of Outstanding Natural Beauty (AONB), the Council commissioned a specific Soft Sand Study to investigate all potential supply options for delivering West Berkshire's identified level of need for soft sand. The Soft Sand Study concluded that the only realistic alternative to providing for extraction within the AONB in West Berkshire, as required by the exceptional circumstances test in paragraph 177 of the NPPF, would be to supply soft sand from quarries in the south of Oxfordshire. The Soft Sand Study identifies that some of the soft sand sales pattern in Oxfordshire comprises supply to West Berkshire, so this would be a continuation of this situation. Therefore, if Oxfordshire were to continue to make provision to enable these levels of sales to continue, then it could be inferred that these movements of soft sand from Oxfordshire to West Berkshire will be able to continue. This would enable at least some of the identified need for soft sand in West Berkshire to be met by imports as is currently understood to be the case. However, this would rely on a formal agreement with Oxfordshire County Council to make provision for supplying West Berkshire as well as addressing its own requirements.

**4.46** Therefore, liaison has been undertaken through the Duty to Cooperate regarding whether Oxfordshire County Council could make provision through their emerging Site Allocations Document to enable the levels of soft sand supply as set out in the Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy and as identified within their Local Aggregates Assessment. A Statement of Common Ground has been prepared regarding the arrangement of soft sand supply between the authorities and outlining agreement from Oxfordshire County Council to make provision to enable levels of supply to continue which would enable at least some of the identified need for soft sand in West Berkshire to be met by imports from Oxfordshire, as is currently understood to be the case.

**4.47** It is acknowledged that the one allocated soft sand site is not sufficient to meet the identified requirement for soft sand in Policy 2 'Landbank and Need'. However, it is considered that the Council has undertaken all measures to identify potential soft sand supply options for the District as set out in the West Berkshire Soft Sand Study and Soft Sand Topic Paper. The shortfall in soft sand supply of 120,000 - 390,000 tonnes, (6,667 – 21,667 tpa) is expected to be made up from windfall sites from the soft sand areas of search and if that does not result in sufficient permissions to meet the identified requirement, a Statement of Common Ground has been prepared with Oxfordshire which agrees some supply of soft sand.

**4.48** It is anticipated that these measures combined will enable the requirement for soft sand identified in Policy 2 to be met. Monitoring indicators are included in the monitoring schedule to ensure that the supply of soft sand is able to be calculated over the Plan period. Where this is demonstrating that the requirement for soft sand is not being met, then this would trigger a review of the Plan, and consideration of the options for soft sand supply again.

## 4 Strategic Policies



**Figure 3 Soft Sand Areas of Search**

**4.49** Within identified allocated sites 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.

**4.50** Allocated sites identify areas where planning permission will be granted if the criteria and policies in the Plan are met. Mineral allocations have been selected as the least damaging potential sites for extraction in terms of the effect on environmental and social sustainability.

**4.51** The policy recognises that there could be other circumstances when mineral extraction proposals might be considered acceptable.

**4.52** The first identified situation is the development of borrow pits that meet the specific needs of a construction project, such as a specific road development. This is detailed further in Policy 8 'Borrow Pits'.

**4.53** 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 9 'Minerals Safeguarding'.

**4.54** 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.

**4.55** Another general presumption in favour of mineral extraction, is where sites are needed in order to enable the requirement provisions in Policy 2 'Landbank and Need' to be met. This may be where, for example an allocated site has not come forward as anticipated.



**4.56** Finally, in recognition that the allocated site for soft sand is not sufficient on its own to meet the requirement specified in Policy 2 'Landbank and Need', the additional criteria allow sites to be considered in soft sand areas of search, or in situations where they satisfy the requirements of the exceptional circumstances test in the NPPF (for proposals within the AONB).

**4.57** 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 - General Waste Management Facilities

Priority will be given to waste management development proposals (excluding landfill) in the following areas:

- a. Existing sites with permanent planning permission for waste management development; or
- b. Existing sites with permanent planning permission for industrial development (B2 and B8 land uses) or within suitable protected employment areas; or
- c. On previously developed land; or
- d. Agricultural or forestry buildings and their curtilages where they are demonstrated to be redundant; or
- e. In the case of inert waste management facilities, in aggregate quarries and inert landfill sites for the duration of the host facility.

Waste development outside these areas will be permitted where they meet the other relevant policies in the Plan and consideration will be given to the proximity of the proposed development to the source of waste arisings.

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.

Proposals must meet the requirements of all relevant policies in this plan.

**4.58** 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 10 'Waste Safeguarding'). However, this policy sets out where priority will be given to 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.

**4.59** The Plan gives priority to existing waste sites, industrial and employment areas, the re-use of previously developed land and redundant agricultural and forestry buildings in line with the National Planning Policy for Waste. In the case of inert waste recycling facilities, these often have functional linkages with the restoration of aggregate quarries and inert landfill facilities, and therefore, these are appropriate locations for this type of waste management. Policy 16 'Temporary Minerals and Waste Infrastructure' provides greater detail on this situation. Within the specified 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.

**4.60** 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.

**4.61** The main types of waste facility that could be developed in accordance with this policy include, but is not limited to, waste transfer stations, materials recycling facilities, inert waste recycling facilities, energy from waste, Waste Electrical Electronic Equipment (WEEE) waste facilities and scrap metal facilities.

**4.62** Waste developments may be acceptable outside the locations specified in the policy where they meet the requirements of other relevant policies in the plan, including where 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.

## 4 Strategic Policies

### Policy 6

#### Location of Development - Specialist Waste Management Facilities

Planning permission will be granted for specialist waste management facilities, including facilities to manage agricultural, equine and hazardous wastes and waste water where:

- a. Sites are proposed within the areas identified in the location of waste management facilities policy; or
- b. There is a clear proven and overriding need for the proposed facility to be sited in the proposed location; and
- c. The proposals and any associated equipment or operations do not have an unacceptable environmental impact or unacceptable impacts on communities.

In addition, proposals for specialist waste management facilities must meet the requirements of all relevant policies in this plan.

**4.63** 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 streams or as specialist waste streams themselves. Waste considered to require specialist waste management facilities can include (but is not limited to), hazardous waste including clinical and veterinary waste, equine and agricultural waste, waste water and sewage sludge. Anaerobic Digestion and composting facilities may also be considered under this policy.

**4.64** Specialist waste management facilities are often 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.

**4.65** 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.

**4.66** 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 7

#### Location of Development - Landfill and Permanent Deposit of Waste to Land

Proposals for land filling or permanent deposit of waste will be permitted in active or planned mineral extraction sites where the restoration of the mineral site requires the use of imported materials to achieve an acceptable restoration and afteruse.

Only waste from which no further value can reasonably be obtained shall be landfilled. Proposals for landraising will normally be refused.

Permanent deposit of inert material may be permitted where it is an essential element of another beneficial and necessary development proposal.

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.

**4.67** 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 previous decades. As such there is only very limited demand for new landfill sites and existing sites are generally taking longer to complete.

## Strategic Policies 4

**4.68** 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.

**4.69** 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.

**4.70** Whilst this policy would apply to the deposit 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 could be granted providing it complies with the policy.

**4.71** Following completion of any landfill site, the site will need to be restored and there would be a period of after-care during which time the site would need to be managed to prevent unacceptable adverse impacts on the environment. As such Policy 17 'Restoration and After-use of Sites' is particularly relevant to such proposals.

**4.72** 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 deposited 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 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.

**4.73** Activities which involve the permanent deposit of inert waste to land may be considered to be disposal<sup>(28)</sup> (landfill) or recovery<sup>(29)</sup> operations. Whether the deposit of inert waste to land constitutes disposal or recovery depends on the specific characteristics and true purpose of the development. It also depends on whether the activity is being considered from a planning or an environmental permitting perspective. This is due to the fact that the Environment Agency have requirements for determining whether an activity requires a permit as a landfill, or a recovery operation, which may differ from the Waste Planning Authority view where certain types of permanent deposit are considered to be of beneficial use, e.g. mineral site restoration.

**4.74** A permit must be obtained from the Environment Agency for the disposal or recovery of waste, in addition to planning permission. It is best practice that these applications are progressed simultaneously to minimise the extent of additional work and ensure integrated and timely decisions<sup>(30)</sup>

28 Disposal is the fifth and final stage of the waste hierarchy and includes the final fate of waste that is unable to be managed higher up the waste hierarchy (any operation which is not recovery)

29 Recovery is the fourth stage of the waste hierarchy, and includes any operation other than recycling where the principal result of which is waste serving a useful purpose by replacing other primary materials which would otherwise have been used.

30 National Planning Practice Guidance for Waste Paragraph 052 Reference ID: 28-052-20141016 <https://www.gov.uk/guidance/waste>

## 4 Strategic Policies

### Policy 8

#### Borrow Pits

Planning permission will be granted for borrow pits to supply raw materials to serve major construction projects where:

- a. 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; and
- b. The site lies, on or in close proximity to the project; and
- c. The mineral can be transported to the point of use without leading to unacceptable impacts on the public highway network; and
- d. 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.
- e. There is a need for minerals which cannot reasonably be supplied from existing aggregate producing sites, including primary aggregates and primary aggregate substitutes; or

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.

In addition, proposals must meet the requirements of all relevant policies in this plan.

**4.75** 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.

**4.76** 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.

**4.77** 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.

**4.78** 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.

## Safeguarding

### Policy 9

#### Minerals Safeguarding

'Minerals Safeguarding Areas' (MSAs) have been defined which safeguard the following from sterilisation by non-mineral development:

- a. Known construction aggregate mineral deposits<sup>(31)</sup>;
- b. Existing (including those with planning permission yet to be implemented) and allocated mineral extraction sites;

In addition, the following Minerals Infrastructure is safeguarded against development that would unnecessarily prevent or prejudice the operation of the infrastructure:

- c. Potential, planned and existing minerals associated infrastructure, including rail sites and mineral processing plant sites.

Non-mineral development in Minerals Safeguarding Areas or affecting Minerals Safeguarded Infrastructure may be considered acceptable in the following circumstances:

- d. 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; or
- e. It can be demonstrated that the underlying mineral is of no economic, or potential economic value, or that the mineral could not be extracted from the site for other valid planning reasons; or
- f. 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; or
- g. 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; or
- h. 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.

**4.79** 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.

**4.80** 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 (known as prior extraction).

**4.81** 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.

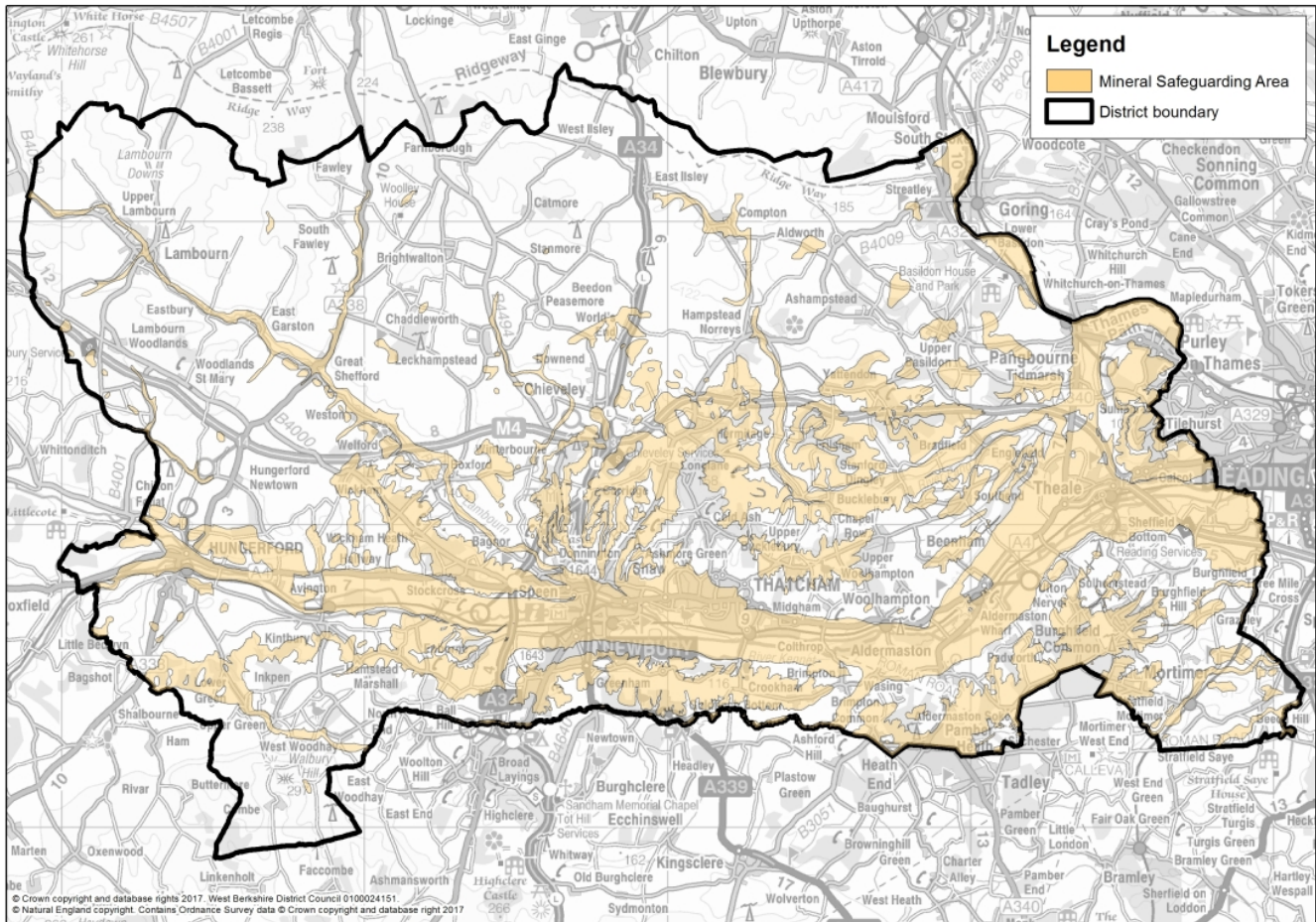
**4.82** The extent of the MSAs that have been identified (see below map and the policies map) are based on information about aggregate sand and gravel resources from the British Geological Survey and other sources of geological information, plus existing mineral working permissions and the nature and duration of the operations. In some instances

31 Sharp sand and gravel together with soft sand



## 4 Strategic Policies

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.



**Figure 4 Mineral Safeguarding Areas**

**4.83** 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, through a Minerals Resource Assessment. The policy includes provision for projects of overriding importance to proceed where this can be demonstrated.

**4.84** When assessing non-mineral 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. Where non-mineral development is proposed on or close to minerals associated infrastructure that is not operational at the time of the application, consideration will be given to whether there is a reasonable prospect that the relevant infrastructure will become operational again in the future.

**4.85** 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.

## Strategic Policies 4

**4.86** 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.

**4.87** 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.

**4.88** 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<sup>(32)</sup>.

#### **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
Tidney Bed, Ufton Nervet
Chieveley Services, Chieveley

**4.89** It is also important that the infrastructure that supports the supply of minerals is safeguarded. Minerals infrastructure may be of a relatively low land value and could be vulnerable to pressures for redevelopment for other uses, however, they could be difficult or impossible to replace if lost to other uses. The continued operation of mineral infrastructure could also be prejudiced by other, non-compatible development being located on nearby land. Applications for non-mineral development would need to provide information as to how the operation of the mineral safeguarded infrastructure would not be prevented or prejudiced by the development.

**4.90** The policy seeks to safeguard the following infrastructure:

- Existing and permitted mineral extraction sites and the processing and other ancillary plant and facilities associated with them
- Aggregate rail depots
- Industrial manufacturing plant using minerals, such as concrete batching and concrete product plants
- Processing and other plant and facilities for the production or supply of recycled and/or secondary aggregate materials

**4.91** 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<sup>(33)</sup>.

32 The authority monitoring report will update this list on a regular basis, where appropriate

33 The Authority Monitoring Report will update this list on an annual basis, where appropriate.

## 4 Strategic Policies

### Minerals Infrastructure Sites Safeguarded

Railhead Sites
Wigmore Lane Rail Depot, Theale
Other
Colthrop Mineral Processing Plant, Thatcham
Concrete batching plants that benefit from permanent planning permission
Marley Tile Factory, Beenham

4.92 Details of all the minerals safeguarding sites are set out in Appendix 2 'Safeguarded Sites'.

### Policy 10

#### Waste Safeguarding

Sites for waste management development that provide waste management capacity shall be safeguarded from encroachment or loss to other forms of development for the duration of the relevant permission.

Non waste development that might result in a loss of permanent waste management capacity will be considered in the following circumstances:

- The waste management facility is no longer required and will not be required within the plan period; or
- 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; or
- 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.

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.

4.93 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. The NPPF prescribes that existing businesses should not have unreasonable restrictions placed on them as a result of encroaching development, and that any new development (the 'agent of change') should provide suitable mitigation where existing businesses could have a significant adverse effect on the new development. 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.

4.94 Where non-waste development is proposed on or close to a waste facility that is not operational at the time of the application, consideration will be given to whether there is a reasonable prospect that the relevant facility will become operational again in the future.

4.95 The Council currently has adequate waste sites to meet net self-sufficiency for waste management capacity over the period to 2037, 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.

4.96 The following sites are safeguarded under this policy. Any new waste sites that are permitted will also be safeguarded<sup>(34)</sup>.

34 The authority monitoring report will update this list on a regular basis, where appropriate

## Strategic Policies 4

**Existing waste sites safeguarded**

Safeguard Waste Sites	Use
A4 Breakers, Beenham	Metal Recycling
AWE (Aldermaston & Burghfield)	Specialist Treatment, Transfer and Storage (VLLW, LLW, ILW)
Avon Site, Colthrop, Thatcham	Materials Recycling Facility
Beenham Industrial Estate (Composting), Beenham	Composting Facility
Beenham Industrial Estate (Materials Recycling), Beenham	Materials Recycling Facility
Colthrop Waste Transfer Facility, Thatcham	Waste Transfer Station
Computer Salvage Specialists, Newbury	WEEE
Computer Salvage Specialists, Thatcham	WEEE
Copyhold Farm, Chieveley	Inert Waste Materials Recovery Facility
Hillfoot Farm, Chapel Row	Combined Heat and Power (CHP) Plant
Martins Collins Enterprises	Rubber Processing
Membury Airfield, Lambourn	Waste solvent disposal, disposal and recovery of oils and minerals
Newtown Road Household Waste Recycling Centre, Newbury	Household Waste Recycling Centre
Newbury Sewage Treatment Works, Thatcham	Sewage Treatment Works
Moores Farm, Pingewood	Inert Waste Materials Recovery Facility
Old Stocks Farm Waste, Aldermaston	Waste, Recycling and Transfer Facility
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
Rookery Farm, Curridge Green	Plastic Processing
SSE Distribution Centre, Thatcham	Waste Transfer Facility
Thatcham Block Works, Thatcham	PFA Recycling Facility
Theale Quarry, Sheffield Bottom	Waste, Recycling and Transfer Facility
Wasing Lower Farm, Aldermaston	Inert Landfill
Whitehouse Farm, Tadley	Waste, Recycling and Transfer Facility
Woodside Recycling, Wokefield	Paper Waste Transfer Station

4.97 Sewage treatment works (other than those included above)



## 4 Strategic Policies

Aldermaston	Ashampstead	Basildon Park	Beenham
Bishops Green	Boxford	Briff Lane Bucklebury	Burghfield
Chapel Row	Chieveley	Compton	East Ilsley
East Shefford	Fawley	Hampstead Norreys	Hamstead Marshall
Hungerford	Kintbury	Leckhampstead	Lower Basildon
Midgham	Mortimer	Pangbourne	Streatley
Sulhampstead	Tylers Lane Bucklebury	Welford	Wickham
Winterbourne	Woolhampton	Yattendon	

4.98 Details of all the waste safeguarded sites are set out in Appendix 2 'Safeguarded Sites'.

4.99 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.

## Other Minerals and Waste

### Policy 11

#### Chalk and Clay

Proposals for the extraction of chalk and clay will be permitted provided that all of the following are 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;
- That the proposals conserve and enhance landscape, biodiversity and amenity;
- Environmental impacts can be mitigated to an acceptable level; and
- The development proposals provide for timely and high quality restoration and aftercare of the site.

In addition, proposals for chalk and clay extraction must meet the requirements of all relevant policies in this plan.

4.100 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.

4.101 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.

4.102 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.

4.103 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.

**4.104** 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.

**4.105** 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.

## Policy 12

### Energy Minerals

#### *Exploration and appraisal*

Proposals for exploratory drilling for conventional and unconventional oil and gas will be permitted provided that all of the following are demonstrated:

- a. The development site and associated exploratory equipment is not in a location within the North Wessex Downs Area of Outstanding Natural Beauty, other than in exceptional circumstances;
- b. The development site and associated exploratory equipment will not have an unacceptable impact on the environment or community; and
- c. 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 all of the following are demonstrated:

- d. The development site and associated exploratory equipment is not in a location within the North Wessex Downs AONB other than in exceptional circumstances and in the public interest;
- e. A full appraisal for the oil and gas field has been completed;
- f. The development site and associated exploratory equipment do not have an unacceptable impact on the environment or community; and
- g. 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 quality, 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.

In addition, proposals for conventional and unconventional oil and gas development must meet the requirements of all relevant policies in this plan. Development proposals within the setting of the AONB should be sensitively located and designed to avoid or minimise adverse impacts on the AONB.

**4.106** 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.

**4.107** 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.

## 4 Strategic Policies

**4.108** 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).

**4.109** 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.

**4.110** 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<sup>(35)</sup>.

**4.111** 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.

**4.112** 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 involve additional facilities such as pipelines, storage facilities and export terminals.

**4.113** 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.

**4.114** Following completion of the production phase sites should be restored in line with Policy 17 'Restoration and After-use of Sites'.

### Policy 13

#### Radioactive Waste Treatment and Storage at AWE

Facilities for the storage and/or management of ILW, LLW and VLLW radioactive waste will be acceptable within the Nuclear Licensed area and/or Environmental Permitted areas at AWE Aldermaston and AWE Burghfield where:

- a. There is a proven need for the facility; and
- b. A notable proportion of the material to be managed arises from within West Berkshire

**4.115** There are two MOD nuclear sites 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.

**4.116** 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.

<sup>35</sup> Underground coal gasification is the combustion of underground coal seams in situ in order to produce synthetic gas.

## Strategic Policies 4

4.117 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)
- Higher Activity Radioactive Waste (HAW).

4.118 It is understood that the AWE sites generate ILW, LLW, VLLW and some HAW which includes ILW and some LLW that is unsuitable for disposal at the Low Level Waste Repository. There are already long term contracts in place for the management of these waste arisings.

4.119 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.

4.120 Proposals would need to demonstrate that there is a proven need for a new facility to be developed and also demonstrate that a notable proportion of the waste to be managed has arisen from within West Berkshire.

4.121 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 Inert Landfill Sites

Proposals for the re-working of old inert landfill sites will only be permitted where all of the following are demonstrated:

- a. The material that was landfilled and to be re-worked is demonstrated to be inert material;
- b. The proposals would produce replacement aggregate material;
- c. It is demonstrated that the proposals conserve and enhance landscape, biodiversity and amenity;
- d. The development site and associated equipment will not have an unacceptable impact on the environment or community; and
- e. The development proposals provide for the timely and high quality restoration and aftercare of the site.

In addition, proposals for re-working old inert landfill sites must meet the requirements of all relevant policies in this plan.

4.122 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 inert landfill sites to recover such discarded material has been cited as a potential method to reclaim the value stored in old landfill sites.

4.123 The relative 'value' that can be obtained from re-working an inert 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.

4.124 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 Strategic Policies

**4.125** The reworking of former inert 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 inert 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.

**4.126** 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.

## Infrastructure

### Policy 15

#### Location of Permanent Construction Aggregate Infrastructure

Proposals for permanent construction aggregate infrastructure will be permitted in the following areas:

- a. Existing sites with permanent planning permission for mineral processing or handling; or
- b. 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.

**4.127** 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, rail depots for importing aggregate, numerous concrete batching plants as well as construction aggregate sales areas.

**4.128** 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.

**4.129** 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 technologies to come forward on existing sites so that old technology can be replaced.

**4.130** 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.

**4.131** 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 Minerals and Waste Infrastructure

Proposals for the erection of temporary mineral processing plant and associated ancillary plant together with inert waste processing plant / facilities will be permitted at mineral extraction sites, where all of the following are demonstrated:

- a. It can be demonstrated that there are clear operational linkages between the temporary infrastructure proposed and the mineral extraction site;
- b. The temporary infrastructure is located within, or adjacent to, the boundary of the extraction site;
- c. The temporary infrastructure proposed will not have an unacceptable impact on the environment or local amenity;
- d. 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;
- e. In the case of associated ancillary plant, the plant is supplied by minerals arising from within the extraction site in which it is located;
- f. In the case of waste plant / facilities the waste produced is used in the restoration of the mineral site within which it is located; and
- g. The temporary infrastructure is removed at such time as fill operations are complete, and the site is subsequently restored.

**4.132** 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.

**4.133** 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, 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).

**4.134** 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.

**4.135** 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.

**4.136** 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.

## 5 Development Management Policies

### 5 Development Management Policies

These policies set out the broad framework against which all minerals and waste proposals will need to be assessed.

#### Restoration and After Use

##### Policy 17

##### Restoration and After-use of Sites

Mineral development proposals and temporary waste proposals will be permitted where they include provision for high quality restoration and aftercare of the site within a timescale appropriate to the development, together with the delivery of a beneficial after-use of the site, and provide at least 10% net gains for biodiversity measured using a biodiversity metric agreed with the Local Authority.

A Restoration Plan and outline Aftercare Scheme should accompany any application for temporary mineral and waste development proposals.

Proposals for restoration should take into account all of the following:

- a. Landscape character and quality that is in keeping with the character and setting of the local area;
- b. Air, soil and water quality, including the restoration of best and most versatile agricultural land;
- c. Flood risk management including provision for climate change resilience;
- d. Biodiversity conservation and enhancement, with a focus on restoration and enhancement of priority habitats and the habitats and species identified in the Berkshire Biodiversity Strategy<sup>(36)</sup>, habitat creation that contributes to ecological networks, wildlife corridors and stepping stones between habitats, contributing, where relevant, to the objectives of Biodiversity Opportunity Areas;
- e. Areas identified in the Berkshire Local Geodiversity Action Plan, where relevant;
- f. The promotion, provision or enhancement of recreational facilities and green infrastructure; and
- g. Options for after-use that are appropriate to the surrounding location including where necessary the means of securing this in the long-term.

Proposals for mineral development should be worked progressively and restored in a phased manner at the earliest opportunity.

In exceptional circumstances, the Council may seek bonds or financial guarantees from the applicant to secure the satisfactory restoration of the minerals site in a timescale appropriate to the development and to secure appropriate aftercare.

**5.1** Mineral extraction is a temporary operation and therefore, sites must be restored following mineral workings to an agreed restoration scheme. Restoration of a mineral site can have major environmental and other benefits through providing for a range of after-uses. Restoration also provides an opportunity to provide net gains in biodiversity, as required by the NPPF.

**5.2** 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. Restoration can provide local community benefits which may offset the impact of working.

**5.3** 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 work cooperatively with the landowner and mineral company to seek the provision of economic and environmental benefits, making a positive contribution to the vicinity through restoration.

<sup>36</sup> Or future replacement for the Berkshire Biodiversity Strategy, or a biodiversity action plan recognised by the Local Authority covering the Plan area.

## Development Management Policies 5

**5.4** 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.

**5.5** Restoration provides considerable potential both for linking existing areas of habitat and creating new areas of habitat for wildlife, contributing towards existing ecological networks and supporting priority habitats. Conservation organisations can provide invaluable advice when formulating restoration proposals, and applicants will be encouraged to contact relevant organisations at an early stage.

**5.6** 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 including flood mitigation measures.

**5.7** 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.

**5.8** The restoration scheme for a development site will need to be informed by the Landscape Character Assessments (LCA)<sup>(37)</sup> and the Historic Landscape Characterisation (HLC)<sup>(38)</sup> for the District and individual sites<sup>(39)</sup>. The after-care of a restored site will be required to take place for a minimum of 5 years, following completion of the restoration.

**5.9** The NPPF (paragraph 210(h)) 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.

**5.10** The PPG clarifies that financial guarantees to cover restoration and aftercare costs will normally only be justified in exceptional cases. Such cases, include:

- *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.*

**5.11** 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.

**5.12** 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.

**5.13** 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 sites

37 Landscape Character Assessments: <https://www.westberks.gov.uk/lca>

38 Historic Landscape Characterisation: <https://www.westberks.gov.uk/historicenvironmentprojects>

39 Minerals and Waste Local Plan evidence: <https://www.westberks.gov.uk/mwevidencebase>

## 5 Development Management Policies

is 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 MWLP confirms that the restoration of mineral sites is clearly very important to the residents of West Berkshire.

**5.14** 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.

### Landscape

#### Policy 18

##### Landscape

Minerals and waste development proposals will be permitted where the proposals protect and enhance the character of the site and its surrounding landscape, townscape and cultural heritage of the local area.

#### Policy 19

##### Protected Landscapes

Major<sup>(40)</sup> mineral and waste development proposals within the North Wessex Downs AONB will only be considered acceptable in exceptional circumstances and where it can be demonstrated that it is in the public interest. Consideration will be given to whether:

- a. There is an overriding need for the development to take place in the proposed location;
- b. The need for the development can be met in some other way, or from a site outside the AONB; and
- c. Any detrimental impact of the development on the environment, landscape and recreation can be satisfactorily mitigated;

Other minerals and waste development proposals within the North Wessex Downs AONB will be considered acceptable only where:

- d. The proposal is for a small scale facility<sup>(41)</sup> to meet local needs that can be developed without an unacceptable impact on the environment and landscape of the area; and
- e. The proposals conserve and enhance the natural beauty of the AONB.

Restoration and aftercare proposals should seek to enhance the natural beauty of the AONB.

Development proposals within the setting of the AONB should be sensitively located and designed to avoid or minimise adverse impacts on the AONB.

**5.15** 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.

<sup>40</sup> Major development in the context of the AONB 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

<sup>41</sup> Development that is on a site having an area of less than 0.5 hectares or the erection of a building, or buildings where the floor space to be created is less than 500 square metres

## Development Management Policies 5

**5.16** Approximately 74% of the District is part of the North Wessex Downs AONB<sup>(42)</sup> 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.

**5.17** 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.

**5.18** 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.

**5.19** 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 'Protected Landscapes' 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.

**5.20** 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.

**5.21** Development which might be considered to be small scale 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.

**5.22** 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 the policy makes provisions for this.

**5.23** 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.

**5.24** There are a number of relevant landscape assessments covering the District<sup>(43)</sup>, including the:

- North Wessex Downs Area of Outstanding Natural Beauty Landscape Character Assessment (2002)
- West Berkshire Landscape Character Assessment (2019)
- Site specific landscape and visual appraisals (2016)<sup>(44)</sup>

**5.25** 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.

42 AONB Management Plan <http://www.northwessexdowns.org.uk/about-us/management-plan-recent-reports.html>

43 Landscape Character Assessments: <http://www.westberks.gov.uk/lca>

44 Minerals and Waste Local Plan evidence: <https://www.westberks.gov.uk/mwevidencebase>



## 5 Development Management Policies

### Biodiversity and Geodiversity

#### Policy 20

##### Biodiversity and Geodiversity

Development proposals should conserve and enhance biodiversity and geodiversity, delivering at least 10% net gains for biodiversity measured using a biodiversity metric agreed with the Local Authority.

The degree of protection given will be appropriate to the status of the site or species in terms of its international, national or local importance.

In all cases, development should avoid significant harm to biodiversity. Where this is not possible, the harm should be adequately mitigated, or as a last resort, compensated for. In addition:

Development that is likely to result in a significant effect (either alone or in combination with other projects) on 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 will need to satisfy the requirements of the Conservation of Species and Habitats Regulations.

Development should not normally have an adverse effect on nationally designated sites including Sites of Special Scientific Interest (SSSI), unless the benefits of the development in that location clearly outweigh the likely impact on the site concerned, and any broader impacts on the national network of sites.

Development resulting in the loss or deterioration of irreplaceable habitats, such as ancient woodland and ancient or veteran trees should be wholly exceptional, where the public benefit would clearly outweigh the loss or deterioration of habitat.

Development should normally avoid harm to local interest sites including Local Wildlife Sites, Local Geological Sites, Sites of Importance for Nature Conservation, and Local Nature Reserves unless the need for and benefits of the development in that location clearly outweigh the harm.

Proposals should seek to actively pursue the conservation, restoration and enhancement of priority habitats, and the habitats and species identified in the Berkshire Biodiversity Strategy<sup>(45)</sup>, areas identified in the Berkshire Local Geodiversity Action Plan, and habitat that contributes to ecological networks, wildlife corridors and stepping stones between habitats, including Biodiversity Opportunity Areas.

**5.26** 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.

**5.27** 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.

**5.28** There are currently three SACs within West Berkshire:

- Kennet and Lambourn Floodplain - which supports one of the most extensive known populations of Desmoulin's whorl snail in the UK. The conservation objective related to the sites' designation is to maintain the habitat in favourable condition for the Desmoulin's whorl snail.

<sup>45</sup> Or future replacement for the Berkshire Biodiversity Strategy, or a biodiversity action plan recognised by the Local Authority covering the Plan area.

## Development Management Policies 5

- River Lambourn - with good water quality, coarse sediments and extensive beds of submerged plants the river supports Bullhead and Brook Lamprey populations.
- Kennet Valley Alderwoods - the woodland forms the largest remaining fragments of damp, ash-alder woodland in the Kennet floodplain. Conservation of the site is dependent upon maintaining a constantly high groundwater level.

**5.29** The measures specified in this policy will ensure that the requirements of the Conservation of Species and Habitats Regulations are satisfied in order to protect these internationally designated sites.

**5.30** 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 2017 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.

**5.31** Screening for HRA has been carried out on the Plan<sup>(46)</sup>. 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.

**5.32** 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, which includes the Rivers Lambourn and Kennet.

**5.33** 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.

**5.34** 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.

**5.35** The district contains important watercourses such as the Rivers Kennet, Lambourn and Pang. The rivers Lambourn and Kennet are also designated as SSSIs, in addition the river Lambourn is designated as a SAC. Mineral working in West Berkshire has historically been concentrated along the Kennet Valley where sharp sand and gravel is predominantly found. Riparian corridors create important linkages for biodiversity and therefore, mineral working and restoration in these areas have the potential to contribute towards relevant biodiversity enhancements.

**5.36** The Berkshire Biodiversity Strategy<sup>(47)</sup> builds upon national and regional targets for biodiversity enhancement. Therefore, the Council will seek opportunities to support the delivery of the Berkshire Biodiversity Strategy. There are many opportunities for biodiversity and geological enhancement across the District.

**5.37** 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.

46 Minerals and Waste Local Plan evidence: <https://www.westberks.gov.uk/mwevidencebase>

47 Berkshire Biodiversity Strategy: <http://berkshirelnp.org/images/Biodiversity%20Strategy%20Small.pdf>



## 5 Development Management Policies

**5.38** Regulation 41 of the Habitats Regulations 2017<sup>(48)</sup> 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. Watercourses and their associated riparian corridors are prime examples of these connecting features.

**5.39** 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 district 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<sup>(49)</sup>

**5.40** 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.

**5.41** A buffer zone must be established between a Mineral site and the bank top of a watercourse to protect the river bank and the hydrology of the river. Applicants are likely to need an Environmental Permit from the Environment Agency to quarry or excavate minerals within 16 metres of a main river. Therefore the buffer zone should generally be a minimum 16m for main rivers and smaller (minimum 5m) for ordinary watercourses. This zone should be fenced while the mineral site is active and there must be no mineral extraction and no tracking of vehicles or storage of any materials or plant etc unless the habitat is of low ecological value and the activity will not impact on the river. This zone should be included in the red line boundary and enhanced for biodiversity in the restoration plan.

**5.42** This zone may have to be wider when adjacent to the designated Rivers Kennet and Lambourn if the mineral extraction is likely to have an adverse impact on these rivers, for example if the hydrology was likely to be impacted.

**5.43** An additional stand-off zone of no extraction but where, for example, tracking of vehicles and the temporary storage of minerals would be allowed, may also be required at certain sites. This is likely to be required to protect designated rivers such as The River Kennet Site of Special Scientific Interest (SSSI) and The River Lambourn SSSI and Special Area of Conservation. The buffer and stand-off zones should be included in the restoration plan, thereby giving opportunities for river restoration and the restoration of the river corridor. These could include the creation or enhancement of wetland habitats reconnecting the river with its floodplain.

**5.44** Similar buffer/stand-off zones may be required between Waste Sites and watercourses to protect their water quality and hydrology. The width will depend on the specific circumstances, and will be determined as part of the Environmental Permit application.

**5.45** Regarding other designated sites (e.g. other SSSIs and SACs that are not river sites), for both Mineral Sites and Waste Sites, the specific distance from the designated site should be determined through consultation with NE, taking into account the activity and the sensitivity of the protected site's designated features.

48 Regulations 2017 Reg 41: <http://www.legislation.gov.uk/ukxi/2017/1012/regulation/41/made>

49 Berkshire Local Geodiversity Action Plan: [https://berksgeoconservation.org.uk/docs/Berkshire\\_LGAP.pdf](https://berksgeoconservation.org.uk/docs/Berkshire_LGAP.pdf)

## Development Management Policies 5

**Agricultural Land****Policy 21****Agricultural Land and Soils**

Minerals and waste development proposals that involve significant development 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.

Development proposals should make provision for the management and use of soils in order to maintain soil quality.

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 and that there will be no net loss in best and most versatile agricultural land.

**5.46** The quality of agricultural land varies across the District. Agricultural Land Classification (ALC) provides a national method for assessing the quality of farmland to ensure that the best and most versatile agricultural land is protected for agricultural use.

**5.47** 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, 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.

**5.48** 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.

**5.49** 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.

**5.50** 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.

## 5 Development Management Policies

### Transport

#### Policy 22

##### Transport

Minerals and waste development proposals will be permitted where the transport activities associated with the proposal will not result in unacceptable impact 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.

Using an appropriate assessment method, proposals will be required to demonstrate all of the following:

- a. Safe and appropriate access arrangements, considering the scale and nature of the movements associated with the development;
- b. That the highway network is able to accommodate the traffic flows that would be generated;
- c. That there would be no unacceptable adverse impact on the environment or the local community;
- d. That the proposal will seek to make use of the strategic highway network and the West Berkshire Freight Route Network (FRN);
- e. That appropriate emission control and reduction measures are in place; and
- f. Consideration of sustainable travel to the site for staff and visitors and facilities to support this where appropriate.

**5.51** All development generates transport impacts and National Policy encourages the use of sustainable transport, including the transportation of both minerals and waste.

**5.52** 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.

**5.53** The Council published its Freight Strategy in 2014 as part of the Local Transport Plan 3 (2011 - 2026) (LTP3)<sup>(50)</sup>. 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

**5.54** 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.

**5.55** 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.

**5.56** 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.

## Development Management Policies 5

**Rail**

**5.57** 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. While there may be some scope for growth, 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 9 'Minerals Safeguarding').

**Waterways**

**5.58** 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.

**5.59** 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.

**5.60** All development proposals will be required to demonstrate how they minimise the impact of travel on the environment and help to tackle climate change.

**5.61** Sufficient assessment of the transport impacts of the development need to take place, this may be through a technical note, Transport Statement or Transport Assessment depending on the size and potential impact of the proposed site. Where appropriate, Travel Plans will be encouraged to support the use of sustainable modes of travel for staff and visitors to the proposed site.

**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 the Public Right of Way (PROW) network. When considering the adverse impacts consideration will be given to whether:

- a. Satisfactory diversions to Public Rights of Way can be provided that are both convenient and safe for users of the Public Rights of Way;
- b. In the case of temporary minerals and waste development, the proposals include the creation of an acceptable alternative route both during operations and following restoration of the site;
- c. Where Public Rights of Way are to be reinstated this should be done as soon as is practicable; and
- d. Opportunities are proposed that would secure appropriate, improved access, to the countryside.

**5.62** 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 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.

**5.63** Public Rights of Way play an important role in enabling access to the countryside and the consequential benefits on health and wellbeing. 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.

## 5 Development Management Policies

**5.64** 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 and reinstated as soon as practicable. Where this is not possible it may be preferable to divert the route permanently.

**5.65** When determining planning applications consideration will be given to both the impacts of a proposal on the public rights of way network together with the impact on the amenity value of the public right of way.

**5.66** 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<sup>(51)</sup> as part of this process.

### Flooding

#### Policy 24

##### Flooding

Minerals and waste development proposals should seek to avoid areas at highest risk of flooding through the application of the Sequential Test, Exception Test and the sequential approach as appropriate.

Minerals and waste development proposals will be permitted where:

- a. It can be demonstrated that the development would not increase the risk of flooding (from any source), both to the site itself and the surrounding area and proposals shall seek to reduce flooding;
- b. Flood protection, resilience and resistance measures are provided as part of the development proposals;
- c. Sustainable Drainage Systems are incorporated into the scheme;
- d. There would be no net increase in surface water run-off; and proposals shall seek to reduce surface water run-off; and
- e. The impact of the development in terms of flood risk can be managed through robust flood compensation and mitigation measures and proposals shall seek to reduce flood risk.

All sources of flood risk need to be taken into account in addition to how flood risk could be impacted upon by climate change.

**5.67** 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.

**5.68** 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.

**5.69** The Department for Environment, Food and Rural Affairs (DEFRA) and the Environment Agency have produced guidance on carrying out the Sequential and Exceptions Tests<sup>(52)</sup>. 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. The sequential approach should be used at a site level to locate facilities such as processing plant and offices in areas of lowest flood risk. The Exception Test only applies where development may need to be carried out in situations where suitable sites at lower risk of flooding are not available.

51 Rights of Waste Improvement Plan <https://www.westberks.gov.uk/rowip>

52 Sequential and Exception Tests: <https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants>

## Development Management Policies 5

**5.70** The Council's Strategic Flood Risk Assessment (SFRA) (2019)<sup>(53)</sup> sets out details of flood risk for the District taking into account the most up to date climate change figures<sup>(54)</sup>. The SFRA provides information for carrying out the sequential and where required, the exception tests.

**5.71** 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.

**5.72** 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 has been developed<sup>(55)</sup>. While these relate more to the development of housing or commercial/retail development the principles are relevant to minerals and waste sites.

**5.73** 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:

- a. Minimising greenhouse gas emissions and encouraging more sustainable use of resources, through the location and design of the site and transport arrangements;
- b. Provision of on-site renewable and low carbon energy technologies;
- c. Avoiding areas vulnerable to climate change and flood risk through application of the Sequential Test, Exception Test and Sequential Approach;
- d. Provision of adaptation and mitigation measures as required; and
- e. Provision of potential benefits through site restoration and after use.

**5.74** 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.

**5.75** 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.

**5.76** 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.

**5.77** 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.

53 SFRA 2019 <https://www.westberks.gov.uk/sfra>

54 Flood Risk Climate Change Allowances <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

55 Sustainable Drainage Systems SPD: <https://www.westberks.gov.uk/sudsspd>



## 5 Development Management Policies

**5.78** 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.

**5.79** 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.

**5.80** 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 all of the following are demonstrated:

- a. The development would not result in unacceptable impacts on air quality including any adverse impacts on Air Quality Management Areas (AQMAs);
- b. 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)<sup>(56)</sup>;
- c. The development would not result in unacceptable impacts from lighting, noise, dust, odour, emissions, pollution, vibration and litter, including impacts that are generated by traffic associated with the site;
- d. The development would not result in unacceptable impacts on land stability; and
- e. 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.

**5.81** 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.

**5.82** 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.

**5.83** 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.

**5.84** 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.

<sup>56</sup> The Environment Agency's 'Approach to groundwater protection' (February 18) [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/692989/Environment-Agency-approach-to-groundwater-protection.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/692989/Environment-Agency-approach-to-groundwater-protection.pdf) includes guidance on acceptable development in relevant Source Protection Zones



## Development Management Policies 5

**5.85** 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.

**5.86** Development proposals coming forward will be expected to include appropriate mitigation measures such as, but not limited to: the 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.

**5.87** 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.

### 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 affect the significance of a heritage asset and/or the historic environment consideration will be given to:

- a. The scale of harm or loss of significance
- b. Whether there is an overriding need for and public benefit of the development that outweighs any harm or loss of significance;
- c. Whether there are any reasonable alternative ways to meet the need for the development; and
- d. whether the impact of the development on the historic environment and/or heritage assets can be satisfactorily mitigated.

Where the loss (wholly or in part) or a heritage asset is considered acceptable in principle, the applicant will be required to record and advance understanding of the significance of that asset in a manner proportionate to its importance and to disseminate the findings.

**5.88** 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. The significance of a heritage asset derives not only from its physical presence, but also from its setting. Designated assets are assessed at the highest significance and some are afforded statutory protection. West Berkshire has the following designated heritage assets:

Designated Heritage Asset	Number in West Berkshire	Comment
Scheduled Monument	Approx. 90	
Battlefields	1	

## 5 Development Management Policies

Designated Heritage Asset	Number in West Berkshire	Comment
Listed buildings (grade I and II*)	Approx 1900	
Registered parks and gardens (grade I and II*)	12	Aldermaston Court, Sandleford Primary and Shaw House are on the Heritage at Risk register

**5.89** 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.

**5.90** 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.

**5.91** The significance of 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<sup>(57)</sup> 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.

**5.92** 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, as required by paragraph 189 of the NPPF. 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.

**5.93** 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.

**5.94** 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.

**5.95** 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.

## Development Management Policies 5

**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 demonstrate high quality design throughout all stages of the development, including restoration and aftercare where appropriate.

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.

**5.96** 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.

**5.97** 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.

**5.98** 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.

**5.99** 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.

**5.100** 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.

**5.101** 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.

**5.102** 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.

**5.103** 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.

**5.104** 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.

## 6 Site Allocation Policies

### 6 Site Allocation Policies

#### Sharp Sand and Gravel

##### Policy 30

##### Tidney Bed

<b>Site Address:</b>	Bath Raod, Sulhamstead / Ufton Nervet
<b>Centre Grid Ref:</b>	SU 6169 9721
<b>Parish:</b>	Ufton Nervet
<b>Extraction:</b>	Extraction of approximately 1,000,000 tonnes of sand and gravel
<b>Restoration:</b>	Restoration proposed as agriculture using inert infill and biodiversity enhancements
<b>Site Area:</b>	34ha

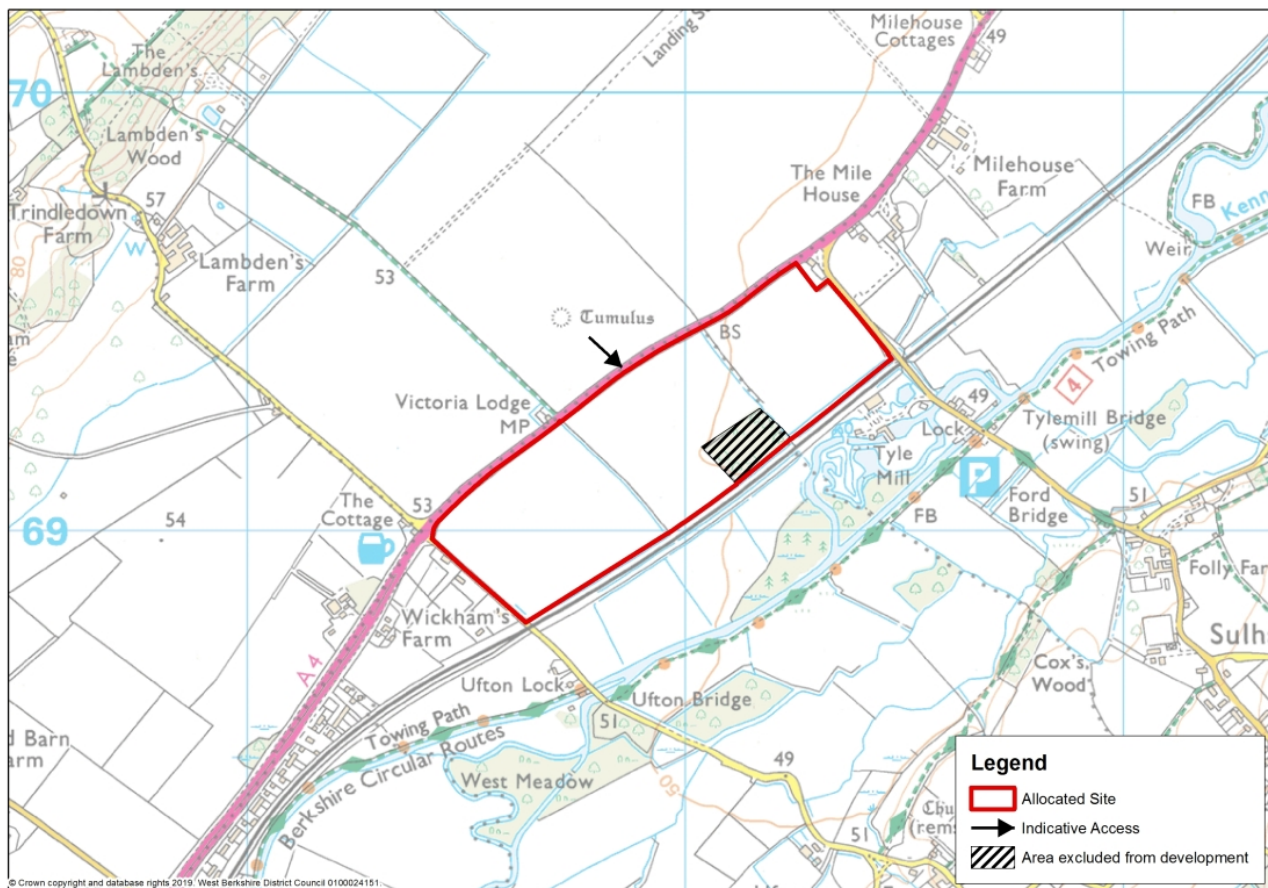


Figure 5 Tidney Bed Location Map

## Site Allocation Policies 6

**Site Context**

The site at Tidney Bed is located to the south of Bath Road (A4), between Ufton Lane and Sulhamstead Hill, approximately 0.75km to the north-west of the village of Sulhamstead in West Berkshire.

The site is currently in agricultural use and comprises three fields of arable land, a copse of broadleaved woodland and an area of marshy grassland. The Berkshire & Hampshire railway line runs along the southern boundary of the site.

**Planning Requirements / Considerations**

**Landscape:** Development of the site will need to be subject to a detailed *Landscape and Visual Impact Assessment* to determine the exact area of the site suitable for extraction in landscape terms. Extraction of the site would need to be phased with progressive restoration to minimise the impact on the landscape. Permanent planting in advance of any works being carried out should be placed along the northern edge of area 21.2 as defined in the Council's Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016)<sup>(58)</sup>.

Temporary bunding should be used to screen views from the River Kennet and the canal and from the A4. Development of the site should be carried out in line with the recommendations set out in the Council's Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016).

**Highways/Transport:** A *Transport Assessment* will be required to support development of the site. This will need to include a Road Safety Audit, consider access to the site and include details of haul routes to and from the site. Access would be either via a new junction on to the A4, or onto Ufton Lane and then onto the A4. Any access onto Ufton Lane would need to involve widening Ufton Lane from the site access to the A4.

**Ecology:** *Habitat and Ecological assessments* will be required to support any planning application setting out any mitigation measures needed to ensure there are no unacceptable impacts on West Berkshire's biodiversity assets. In addition, a baseline assessment of the biodiversity of the site using a biodiversity metric agreed with the Local Authority should be undertaken.

Surveys to be completed in support of a planning application must include:

- Protected species surveys including:
  - a breeding bird survey
  - a badger survey
  - bat activity surveys
- All ponds within a 250m radius of the site should be assessed for their suitability as breeding habitat for great crested newts.

The woodland within the site should be retained and protected; in addition, retention and protection of trees and hedgerows in line with BS5837:2012 is required. Development of the site should be carried out in line with the ecological requirements set out in the Council's "Preliminary Ecological Appraisal (February 2019)"<sup>(59)</sup>.

**Agricultural Land and Soils:** An *Agricultural Land Classification Report* should be submitted with any planning application to determine whether any Best and Most Versatile (BMV) agricultural land is present. A soil handling and management plan should be submitted, including proposals to safeguard BMV land where applicable.

**Heritage:** A *Heritage Impact Assessment*, and *archaeological desk based assessment and field evaluation*, taking into account the potential impacts on the significance of heritage and archaeological assets, will be required to support any planning application.

**Flooding/Hydrology:** A *Flood Risk Assessment* would be required taking into account all sources of flooding. The requirements outlined in section 6.2.2 of the Council's Level 1 SFRA must be adhered to<sup>(60)</sup>. Impacts on flooding and hydrology from the proposed restoration with inert fill will also need to be assessed.

58 Landscape and Visual Assessment of Potential Mineral and Waste Sites: <https://www.westberks.gov.uk/mwevidencebase>

59 Minerals and Waste Local Plan evidence: <https://www.westberks.gov.uk/mwevidencebase>

60 Minerals and Waste Local Plan evidence: <https://www.westberks.gov.uk/mwevidencebase>

## 6 Site Allocation Policies

**Amenity:** Detailed *noise and dust surveys* should be carried out and a *lighting, noise, dust, and vibration management plan* should be submitted, setting out any mitigation needed to ensure there are no unacceptable impacts on local amenity.

**Restoration/Aftercare:** A *Restoration Plan and outline Aftercare Scheme* should accompany any planning application for the site. The site should be restored, with the removal of all bunds, reinstatement of internal hedgerow boundaries and providing at least 10% net gains for biodiversity measured using a biodiversity metric agreed with the Local Authority. Restoration of the site should take into account the requirements set out in the Council's Preliminary Ecological Appraisal (February 2019) and Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016)<sup>(61)</sup>.



Site Allocation Policies 6

Soft Sand

Policy 31

Chieveley Services

<b>Site Address:</b>	Land adjacent to M4/A34 Chieveley Services, Oxford Road, Newbury
<b>Centre Grid Ref:</b>	SU4827 7232
<b>Parish:</b>	Chieveley
<b>Extraction:</b>	Extraction of between 400,000 and 670,000 tonnes of soft sand
<b>Restoration:</b>	Restoration proposed as agriculture to existing levels using inert infill.
<b>Site Area:</b>	22.3ha

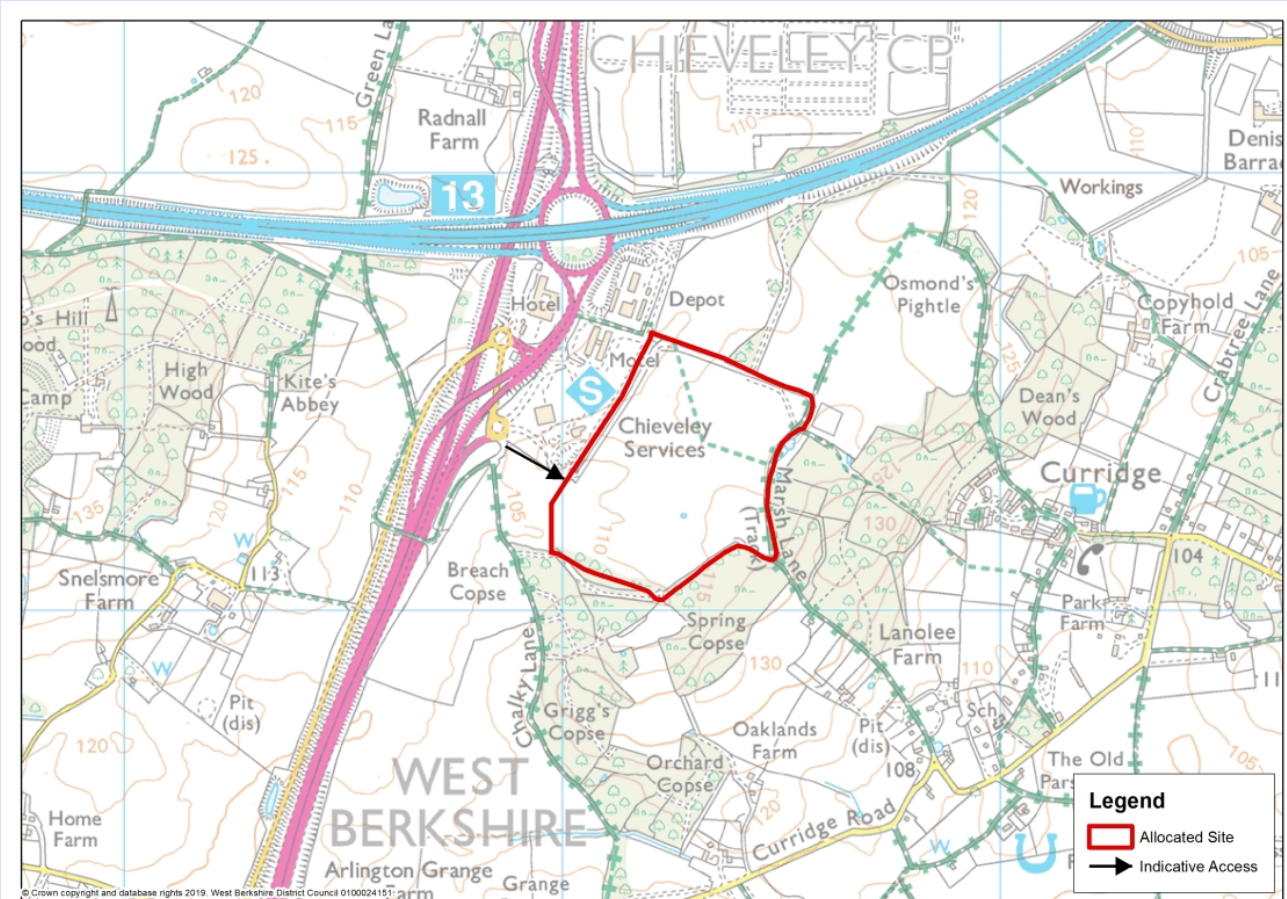


Figure 6 Chieveley Services Location Map



## 6 Site Allocation Policies

### Site Context

The site at Chieveley Services, is located to the south-east of Chieveley Services (of the M4), and approximately 1.1km to the south-east of Chieveley village.

The site comprises a field of mainly arable land, with a hedgerow and tree line separating the arable land from an area of semi-improved grassland to the south. There are two mature oak trees located within the arable land, and the site boundaries are marked by adjacent woodland and hedgerows.

### Planning Requirements / Considerations:

**Landscape:** Development of the site will need to be subject to a detailed *Landscape and Visual Impact Assessment* to determine the exact area of the site suitable for extraction in landscape terms. Extraction of the site would need to be phased with progressive restoration to minimise the impact on the landscape. Development of the site should be carried out in line with the requirements set out in the Council's Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016)<sup>(62)</sup>.

**Rights of Way:** The Rights of Way crossing the site should be retained or diverted during the working of the site, and reinstated as part of the restoration of the site. Appropriate buffers should be provided to the other rights of way adjacent to the site.

**Highways/Transport:** A *Transport Assessment* and *Site Management Plan* will be required to support development of the site given the proximity of the site to the Strategic Road Network. This will need to clearly set out how the site would operate, the predicted number of vehicle movements (hourly/daily), demonstrate the site's viability and likely impact on the SRN and include consideration of the access to the site and details of haul routes to and from the site.

**Ecology:** *Habitat and Ecological assessments* will be required to support any planning application setting out any mitigation measures needed to ensure there are no unacceptable impacts on West Berkshire's biodiversity assets. The following surveys should be submitted in support of any planning application:

- Botanical survey
- Invertebrate survey
- Bat survey
- Reptile surveys
- Amphibian surveys of nearby ponds
- Bird surveys
- Survey for badger setts and badger activity

The mature trees and linear woodland subject to Tree Preservation Order 201/21/0861 to the south of the site should be retained and protected in line with BS5837:2012. Development of the site should be carried out in line with the ecological requirements set out in the Council's Preliminary Ecological Appraisal (February 2019)<sup>(63)</sup>

**Agricultural Land and Soils:** An *Agricultural Land Classification Report* should be submitted with any planning application to determine whether any Best and Most Versatile (BMV) agricultural land is present. A soil handling and management plan should be submitted, including proposals to safeguard BMV land where applicable.

**Heritage:** A *Heritage Impact Assessment*, and *archaeological desk based assessment and field evaluation*, taking into account the potential impacts on the significance of heritage and archaeological assets will be required to support any planning application.

**Flooding/Hydrology:** A *Flood Risk Assessment* would be required taking into account all sources of flooding. The requirements outlined in section 6.2.2 of the Council's Level 1 SFRA<sup>(64)</sup> must be adhered to.

**Amenity:** Detailed *noise and dust surveys* should be carried out and a *lighting, noise, dust, and vibration management plan* should be submitted setting out any mitigation needed to ensure there are no unacceptable impacts on local amenity.

62 Landscape and Visual Assessment of Potential Mineral and Waste Sites: <https://www.westberks.gov.uk/mwevidencebase>

63 Minerals and Waste Local Plan evidence: <https://www.westberks.gov.uk/mwevidencebase>

64 SFRA 2019: <https://www.westberks.gov.uk/sfra>

## Site Allocation Policies 6

**Restoration/Aftercare:** Any application must be accompanied by a *comprehensive Restoration Plan and outline Aftercare Scheme*. The site should be restored to arable and pasture fields with all bunding removed and levels seamlessly restored to blend with the surrounding topography, providing at least 10% net gains for biodiversity. The PRow crossing the site should be restored and opportunities for further public access/creation of new access links should be explored. Restoration of the site should take into account the requirements set out in the Council's Preliminary Ecological Appraisal (February 2019) and Landscape and Visual Assessment of Potential Mineral and Waste Sites (October 2016)<sup>(65)</sup>.

## 7 Monitoring Framework

# 7 Monitoring Framework

### Implementation and Monitoring Framework

7.1 The overarching delivery of minerals and waste development will be carried out through Development Management and associated activities. This would typically include:

- Assessing planning applications;
- Compliance monitoring of permitted minerals and waste developments; and
- Monitoring and enforcement relating to unauthorised development.

7.2 It may also be that planning decisions made by other planning authorities including provisions within other local development plans. Compulsory Purchase Orders (CPO), other associated developments and major infrastructure projects may impact on the ability of the Plan to deliver.

7.3 Applicants considering 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.

7.4 The key delivery partners in this respect will be the statutory bodies (the Environment Agency, Natural England and Historic England) in conjunction with mineral and waste operators and other interested bodies.

7.5 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:

- **Plan Policy and link to objectives:** This is the Policy number and name in the Plan and the link that the policy has to the SA/SEA and Plan objectives.
- **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.
- **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.

Monitoring Framework 7

Strategic Policies

Local Plan Policy and link to objectives	Indicator	Target	Trigger
<p>Policy 1: Sustainable Development Contributes towards plan objectives M2, M5 and SA/SEA objectives 1 - 14</p>	<ul style="list-style-type: none"> <li>Number of appeals allowed</li> <li>Minerals and waste applications determined within nationally set time periods</li> </ul>	<ul style="list-style-type: none"> <li>No more than one appeal allowed per year</li> <li>100% applications determined within the target / agreed timescale</li> </ul>	<ul style="list-style-type: none"> <li>One application decided outside of agreed timescales</li> <li>More than three appeals allowed per year</li> </ul>
<p>Policy 2: Landbank / Need Contributes towards plan objective M4 and SA/SEA objective 11</p>	<ul style="list-style-type: none"> <li>Permitted reserves for sharp sand and gravel and soft sand.</li> <li>Landbanks for sharp sand and gravel and soft sand.</li> <li>Allocated sites with planning permission</li> <li>Annual sales of sharp sand and gravel and soft sand.</li> <li>Recycled / Secondary aggregate production capacity.</li> <li>Production capacity for sharp sand and gravel and soft sand.</li> </ul>	<ul style="list-style-type: none"> <li>Production capacity maintained at annual requirement rates.</li> <li>Landbanks maintained for at least:                             <ul style="list-style-type: none"> <li>7 years for soft sand</li> <li>7 years for sharp sand and gravel</li> </ul> </li> <li>Recycled and Secondary capacity maintained at specified rate.</li> </ul>	<ul style="list-style-type: none"> <li>Landbank equivalent to less than seven years of need based on the calculations in the latest LAA.</li> <li>Production capacity falls below annual requirement rates for more than one year.</li> <li>Recycled and Secondary capacity falls below specified rate.</li> </ul>
<p>Policy 3: Net self-sufficiency in Waste Management Contributes towards plan objectives M7, W1, W2, W3, W4 and SA/SEA objectives 9, 10, 11</p>	<ul style="list-style-type: none"> <li>Total amount of waste managed within West Berkshire for the specified waste streams and management type.</li> <li>Waste management capacity in West Berkshire for the specified waste streams and management type.</li> <li>Waste imports and exports.</li> <li>Waste Arisings</li> </ul>	<ul style="list-style-type: none"> <li>Retention of adequate sites to maintain net self-sufficiency of waste management facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Permitted waste management capacity in West Berkshire below the volume of waste arising such that net self-sufficiency cannot be achieved.</li> </ul>
<p>Policy 4: Location of Development - Construction Aggregates Contributes towards plan objective M1, M5 and SA/SEA objectives 6, 11, 12, 13, 14</p>	<ul style="list-style-type: none"> <li>Number of applications approved on land given priority by the policy.</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>

## 7 Monitoring Framework

Local Plan Policy and link to objectives	Indicator	Target	Trigger
	<ul style="list-style-type: none"> <li>Number of applications approved on land outside areas given priority by the policy.</li> <li>Location of permissions granted under the policy.</li> </ul>		
<p>Policy 5: Location of Development – General Waste Management Facilities</p> <p><i>Contributes towards plan objectives W1, W6 and SA/SEA objectives 6, 9, 12, 13</i></p>	<ul style="list-style-type: none"> <li>Location of permissions granted under the policy.</li> <li>Number of facilities approved on land given priority by the policy.</li> <li>Number of facilities approved on greenfield land.</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
<p>Policy 6: Location of Development - Specialist Waste Management Facilities</p> <p><i>Contributes towards plan objective W4, W5 and SA/SEA objectives 9, 10</i></p>	<ul style="list-style-type: none"> <li>Number of applications associated with specialist waste management facilities granted permission in accordance with the policy.</li> <li>Location of permissions granted under the policy.</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
<p>Policy 7: Location of Development - Landfill and Permanent Deposit of Waste to Land</p> <p><i>Contributes towards plan objectives W2, W3, W4 and SA/SEA objective 9</i></p>	<ul style="list-style-type: none"> <li>Number of applications approved on land outside areas given priority by the policy.</li> <li>Number of applications permitted for permanent deposit of inert waste for restoration purposes and beneficial use.</li> <li>New landfill capacity approved.</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
<p>Policy 8: Borrow Pits</p> <p><i>Contributes towards plan objectives M1, M2 and SA/SEA objectives 10, 11</i></p>	<ul style="list-style-type: none"> <li>Number of applications for borrow pits.</li> <li>Number of applications for borrow pits permitted on land given priority by the policy/ in accordance with the policy.</li> <li>Permissions granted in accordance with the policy.</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>

Monitoring Framework 7

Local Plan Policy and link to objectives	Indicator	Target	Trigger
<p>Policy 9: Safeguarding – Minerals Contributes towards plan objective M6 and SA/SEA objective 11</p>	<ul style="list-style-type: none"> <li>Number of non-minerals applications responded to with mineral safeguarding advice.</li> <li>Number and type of safeguarded mineral infrastructure sites.</li> <li>Number of safeguarded aggregates rail depots</li> <li>Applications approved contrary to mineral safeguarding advice.</li> </ul>	<ul style="list-style-type: none"> <li>No loss of mineral safeguarded sites / infrastructure to non-minerals development.</li> <li>No applications approved contrary to mineral safeguarding advice.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) against mineral safeguarding advice.</li> <li>Loss of safeguarded minerals sites and infrastructure.</li> </ul>
<p>Policy 10: Safeguarding Waste Contributes towards plan objective W6 and SA/SEA objective 9</p>	<ul style="list-style-type: none"> <li>Number of non-waste applications responded to with waste safeguarding advice.</li> <li>Number and type of waste safeguarded sites/areas.</li> <li>Applications approved contrary to waste safeguarding advice.</li> <li>Waste Arisings</li> </ul>	<ul style="list-style-type: none"> <li>No net loss of waste safeguarded sites / infrastructure to non-waste development.</li> <li>No applications approved contrary to waste safeguarding advice.</li> </ul>	<ul style="list-style-type: none"> <li>Permitted waste management capacity below the volume of waste arisings, such that net self-sufficiency can no longer be achieved.</li> <li>More than one proposal approved (within the plan period) against waste safeguarding advice.</li> <li>Loss of waste safeguarded sites / infrastructure.</li> </ul>
<p>Policy 11: Chalk and Clay Contributes towards plan objectives M1, M2 and SA/SEA objective 11</p>	<ul style="list-style-type: none"> <li>Number of applications associated with chalk and clay extraction.</li> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
<p>Policy 12: Energy Minerals Contributes towards plan objectives M1, M2 and SA/SEA objective 11</p>	<ul style="list-style-type: none"> <li>Number of applications associated with exploration, appraisal and development of oil, gas and unconventional hydrocarbons.</li> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with Policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>

## 7 Monitoring Framework

Local Plan Policy and link to objectives	Indicator	Target	Trigger
Policy 13: Radioactive Waste Treatment and Storage at AWE Contributes towards plan objective W4 and SA/SEA objective 9	<ul style="list-style-type: none"> <li>Number of applications associated with storage and / or management of radioactive waste at AWE.</li> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
Policy 14: Reworking old inert landfill sites Contributes towards plan objective M7 and SA/SEA objective 9	<ul style="list-style-type: none"> <li>Number of applications associated with reworking old inert landfill sites</li> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that are not in line with the policy.</li> </ul>
Policy 15: Permanent Aggregate Infrastructure Contributes towards plan objective M1, M4 and SA/SEA objectives 10, 11, 12	<ul style="list-style-type: none"> <li>Number of applications for permanent construction aggregates infrastructure.</li> <li>No. applications on land given priority by the policy.</li> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
Policy 16: Temporary minerals and waste Infrastructure Contributes towards plan objectives M1, M7, W3 and SA/SEA objectives 8, 9, 10, 13	<ul style="list-style-type: none"> <li>Number of applications for temporary minerals and waste infrastructure.</li> <li>Number of applications on land given priority by the policy.</li> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that are not in line with the policy.</li> </ul>

**Development Management Policies**

Local Plan Policy and link to objectives	Indicator	Target	Trigger
Policy 17: Restoration and After-use of Sites	<ul style="list-style-type: none"> <li>Permissions granted contrary to the policy (departure)</li> </ul>	<ul style="list-style-type: none"> <li>All applications approved providing satisfactory restoration and aftercare proposals</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with policy</li> </ul>



Monitoring Framework 7

Local Plan Policy and link to objectives	Indicator	Target	Trigger
<p>Contributes towards plan objective M8 and SA/SEA objectives 4, 6, 12</p>	<ul style="list-style-type: none"> <li>Number of schemes delivering 10% net gains in biodiversity or above</li> <li>Number of sites being restored or in aftercare</li> </ul>	<ul style="list-style-type: none"> <li>All applications approved with restoration leading to at least 10% net gain in biodiversity</li> <li>100% applications determined in accordance with policy</li> </ul>	
<p>Policy 18: Landscape Contributes towards plan objectives M2, W8 and SA/SEA objective 6</p>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure)</li> </ul>	<ul style="list-style-type: none"> <li>No permissions granted contrary to landscape advice</li> <li>100% applications determined in accordance with policy</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy</li> </ul>
<p>Policy 19: Protected Landscapes Contributes towards plan objectives M2, M4, W8 and SA/SEA objective 6</p>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure).</li> <li>Number of planning permissions granted within / impacting on a protected landscape.</li> </ul>	<ul style="list-style-type: none"> <li>All applications approved seeking to protect and enhance the AONB.</li> <li>No permissions granted contrary to landscape / Natural England advice within protected landscape areas.</li> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
<p>Policy 20: Biodiversity and Geodiversity Contributes towards plan objectives M2, M8, W8 and SA/SEA objective 1</p>	<ul style="list-style-type: none"> <li>Number of permissions within or impacting on specified biodiversity areas.</li> <li>Number of permissions granted contrary to the policy (departure).</li> <li>Number of applications delivering 10% net gains in biodiversity or above.</li> </ul>	<ul style="list-style-type: none"> <li>No permissions granted contrary to ecology / Natural England advice.</li> <li>All relevant applications seeking to provide at least a 10% net gain in biodiversity.</li> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
<p>Policy 21: Agricultural Land and Soils Contributes towards plan objectives M2, W8 and SA/SEA objective 4</p>	<ul style="list-style-type: none"> <li>Number of applications involving significant development of BMV agricultural land.</li> <li>Area of BMV land lost to minerals and waste development.</li> </ul>	<ul style="list-style-type: none"> <li>Minimise loss of best and most versatile agricultural land as a result of minerals and waste development.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>

## 7 Monitoring Framework

Local Plan Policy and link to objectives	Indicator	Target	Trigger
	<ul style="list-style-type: none"> <li>• Permissions granted contrary to the policy (departure).</li> <li>• Number of applications with proposed restoration to agricultural land and area of BMV land affected.</li> </ul>	<ul style="list-style-type: none"> <li>• No permissions granted contrary to Natural England advice</li> <li>• 100% applications determined in accordance with policy.</li> </ul>	
Policy 22: Transport <i>Contributes towards plan objectives M6, W5 and SA/SEA objectives 10, 13</i>	<ul style="list-style-type: none"> <li>• Number of permissions granted contrary to the policy (departure).</li> <li>• Number of permissions granted contrary to Local Highway Authority / National Highways advice.</li> </ul>	<ul style="list-style-type: none"> <li>• No permission granted contrary to Local Highway Authority / National Highways advice.</li> <li>• 100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>• More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
Policy 23: Public Rights of Way <i>Contributes towards plan objectives M2, W7 and SA/SEA objective 12</i>	<ul style="list-style-type: none"> <li>• Number of permissions granted resulting in diversion or closure of PROW.</li> <li>• Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>• No permissions granted contrary to rights of way advice.</li> <li>• 100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>• More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
Policy 24: Flooding <i>Contributes towards plan objectives M3, W9 and SA/SEA objective 3</i>	<ul style="list-style-type: none"> <li>• Number of permissions granted contrary to EA advice.</li> <li>• Number of permissions granted contrary to the policy (departure).</li> <li>• Number of schemes including flood risk mitigation / benefits.</li> </ul>	<ul style="list-style-type: none"> <li>• No permissions granted contrary to flooding advice.</li> <li>• No permission granted contrary to the sequential, and where appropriate, the exception tests.</li> <li>• Flood risk reduced as a result of applications where relevant.</li> <li>• 100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>• More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
Policy 25: Climate Change <i>Contributes towards plan objectives M3, W9 and SA/SEA objectives 2, 8</i>	<ul style="list-style-type: none"> <li>• Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>• No permission granted contrary to the sequential, and where appropriate, the exception tests.</li> <li>• 100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>• More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>

# Monitoring Framework 7

Local Plan Policy and link to objectives	Indicator	Target	Trigger
Policy 26: Public Health, Environment and Amenity <i>Contributes towards plan objectives M2, W7 and SA/SEA objectives 2, 7, 12, 13</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to Environment Agency / Public Health / Environmental Health advice.</li> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>No permissions granted contrary to Environment Agency and Environmental Health Officer advice.</li> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
Policy 27: Historic Environment <i>Contributes towards plan objectives M5, W8 and SA/SEA objective 5</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to Historic England advice.</li> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>No permissions granted contrary to Historic England / Conservation Officer advice.</li> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
Policy 28: Design <i>Contributes towards plan objectives M2, W7 and SA/SEA objective 6</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>No permissions granted contrary to advice.</li> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>
Policy 29: Cumulative Impacts <i>Contributes towards plan objectives M1, M2, M4, M5, M7, M8 and SA/SEA objectives 6, 7, 11, 12, 13, 14</i>	<ul style="list-style-type: none"> <li>Number of permissions granted contrary to the policy (departure).</li> </ul>	<ul style="list-style-type: none"> <li>Permissions are satisfactory when considering all relevant cumulative factors in view of minerals and waste planning.</li> <li>100% applications determined in accordance with policy.</li> </ul>	<ul style="list-style-type: none"> <li>More than one proposal approved (within the plan period) that is not in line with the policy.</li> </ul>

## Site Policies

Local Plan Policy and link to objectives	Indicator	Target	Trigger
Site policies <ul style="list-style-type: none"> <li>Policy 30: Tidney Bed</li> <li>Policy 31: Chieveley Services</li> </ul>	<ul style="list-style-type: none"> <li>Number of permissions granted</li> </ul>	<ul style="list-style-type: none"> <li>Adequate permissions granted to meet landbank requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Permitted reserves equivalent to less than seven years of need based on the need calculations in the latest LAA.</li> </ul>

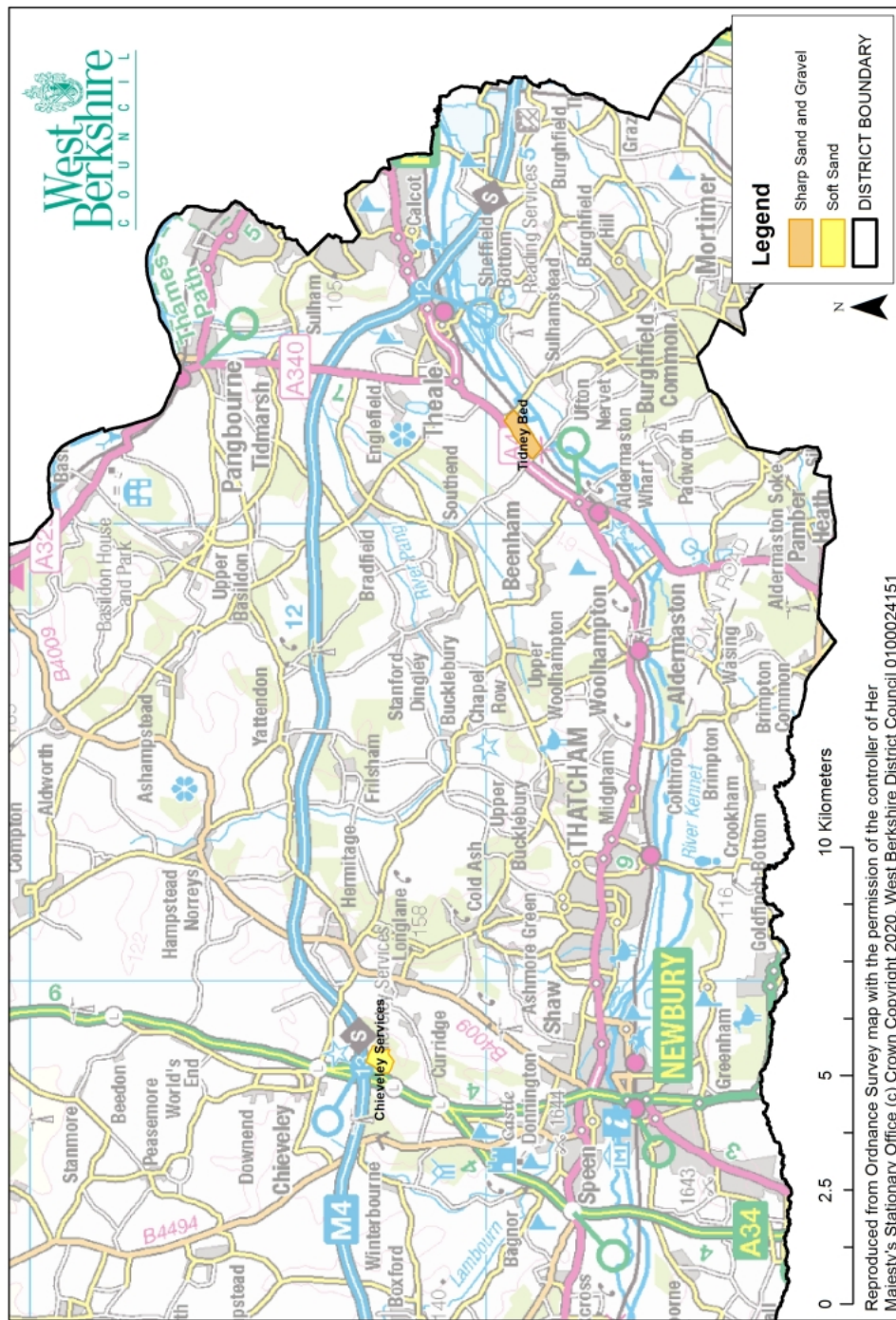
# 7 Monitoring Framework

Local Plan Policy and link to objectives	Indicator	Target	Trigger
Contributes towards plan objective M1, M2, M4, M5, M8 and SA/SEA objectives 1 - 14			

Allocated Sites 1

Appendix 1 Allocated Sites

Allocated Sites



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Figure 7 Allocated Sites Location Map

## 2 Safeguarded Sites

### Appendix 2 Safeguarded Sites

#### Safeguarded Sites

2.1 The details of the sites safeguarded by the Safeguarding Policies (Policy 9 and 10) are set out below. The details are correct as of November 2020, and the list of safeguarded sites will be kept up to date by the AMR.

#### Mineral Safeguarded Sites

##### Existing Permitted Sites

Map Ref. <sup>(1)</sup>	Site Name	Address	Notes
A	Craven Keep	Park Lane, Hamstead Marshall	Inactive (planning permission implemented)
B	Harts Hill Quarry	Harts Hill Road, Upper Bucklebury	
C	Kennetholme	Brimpton Road, Midgham	Extraction complete. Restoration underway. Application for extension of time for restoration permitted
D	Moore's Farm	Pingewood	
E	Wasing Lower Farm	Wasing, Aldermaston	Inactive (planning permission implemented)

1. letter refers to location shown on safeguarding map

##### Allocated Sites

Map Ref. <sup>(1)</sup>	Site	Address
F	Tidney Bed	Bath Road, Sulhamstead / Ufton Nervet
G	Chieveley Services	Chieveley

1. letter refers to location shown on safeguarding map

##### Railhead Sites

Map Ref. <sup>(1)</sup>	Site	Address
H	Wigmore Lane Rail Depot	Theale

1. letter refers to location shown on safeguarding map

##### Minerals Infrastructure Sites

Map ref. <sup>(1)</sup>	Site	Address
I	Colthrop Mineral Processing Plant	Colthrop Industrial Estate, Colthrop Lane, Thatcham
J	Maley Tile Factory	Grange Lane, Beenham

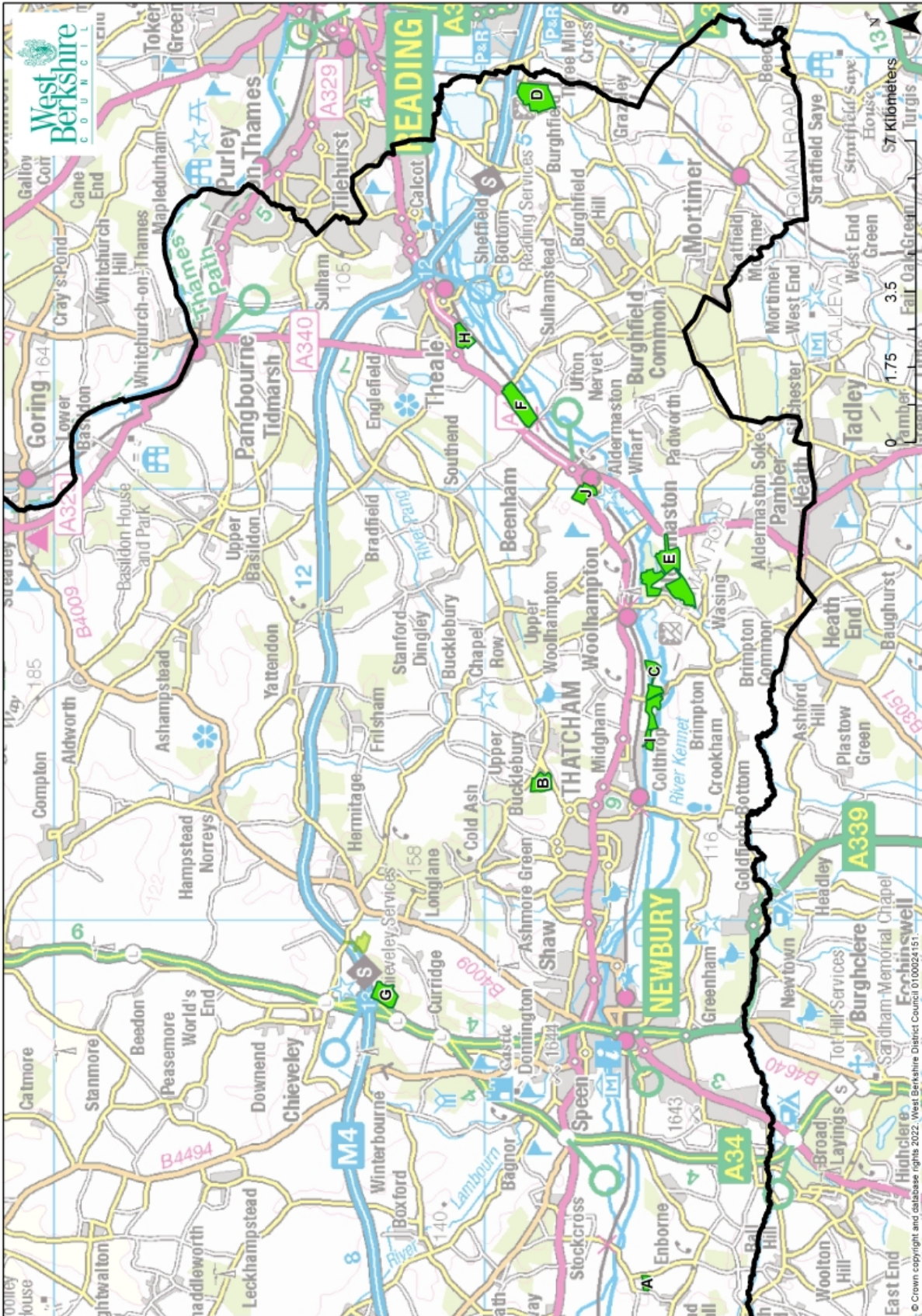
## Safeguarded Sites 2

Map ref. <sup>(1)</sup>	Site	Address
	Concrete Batching Plants <i>Not shown on map</i>	<ul style="list-style-type: none"> <li>• Enterprise Way, Thatcham</li> <li>• Boundary Road, Newbury</li> <li>• Grange Lane, Beenham</li> <li>• Bone Lane, Newbury</li> <li>• Youngs Industrial Estate, Aldermaston</li> <li>• Hambridge Lane, Newbury</li> <li>• Berrys Lane, Burghfield</li> <li>• Wigmore Lane, Theale</li> <li>• Colthrop Mineral Processing Plant, Thatcham</li> <li>• Theale Quarry, Theale</li> </ul>

1. letter refers to location shown on safeguarding map



## 2 Safeguarded Sites



Picture 1 Mineral Safeguarded Infrastructure

## Safeguarded Sites 2

## Waste Safeguarded Sites

## Existing Waste Sites

Map Ref. <sup>(1)</sup>	Site	Address	Use
1	A4 Breakers	Sevenacre Copse, Grange Lane, Beenham, RG7 5PT	Metal Recycling
2	Aldermaston Sewage Treatment Works	Aldermaston	Sewage Treatment
3	Ashampstead Sewage Treatment Works	Ashampstead	Sewage Treatment
4	AWE (Aldermaston)	Aldermaston	Specialist treatment, transfer and storage (VLLW, LLW, ILW)
5	AWE (Burghfield)	Burghfield	Specialist treatment, transfer and storage (VLLW, LLW, ILW)
6	Basildon Park Sewage Treatment Works	Basildon	Sewage Treatment
7	Beenham Industrial Estate (Composting)	Grange Lane, Beenham, RG7 5PY	Composting Facility
8	Beenham Industrial Estate (Materials Recycling)	Grange Lane, Beenham, RG7 5PY	Materials Recycling Facility
9	Beenham Sewage Treatment Works	Beenham	Sewage Treatment
10	Bishops Green Sewage Treatment Works	Bishops Green	Sewage Treatment
11	Boxford Sewage Treatment Works	Boxford	Sewage Treatment
12	Briff Lane Bucklebury Sewage Treatment Works	Bucklebury	Sewage Treatment
13	Burghfield Sewage Treatment Works	Burghfield	Sewage Treatment
14	Chapel Row Sewage Treatment Works	Chapel Row	Sewage Treatment
15	Chieveley Sewage Treatment Works	Chieveley	Sewage Treatment
16	Colthrop Aggregate Processing Facility	Colthrop Industrial Estate, Colthrop Lane, Thatcham, RG19 4NT	Recycled aggregate
17	Colthrop Waste Transfer Facility	Colthrop Business Park, Colthrop Lane, Thatcham	Waste Transfer Station
18	Compton Sewage Treatment Works	Compton	Sewage Treatment
19	Computer Salvage Specialists (Newbury)	5 Abex Road, Newbury, RG14 5EY	WEEE

## 2 Safeguarded Sites

Map Ref. <sup>(1)</sup>	Site	Address	Use
20	Computer Salvage Specialists (Thatcham)	Aylesford Way, Thatcham	WEEE
21	Copyhold Quarry	Copyhold Farm, Curridge	Materials Recycling Facility; inert landfill
22	East Ilsley Sewage Treatment Works	East Ilsley	Sewage Treatment
23	East Shefford Sewage Treatment Works	East Shefford	Sewage Treatment
24	Fawley Sewage Treatment Works	Fawley	Sewage Treatment
25	Hampstead Norreys Sewage Treatment Works	Hampstead Norreys	Sewage Treatment
26	Hamstead Marshall Sewage Treatment Works	Hamstead Marshall	Sewage Treatment
27	Hillfoot Farm	Hillfoot, Chapel Row, RG7 6PG	Combined Heat and Power (CHP) Plant
28	Hungerford Sewage Treatment Works	Hungerford	Sewage Treatment
29	Kintbury Sewage Treatment Works	Kintbury	Sewage Treatment
30	Leckhampstead Sewage Treatment Works	Leckhampstead	Sewage Treatment
31	Lower Basildon Sewage Treatment Works	Lower Basildon	Sewage Treatment
32	Martin Collins Enterprises	Cuckoo Copse, Lambourn Woodlands, Membury Airfield	Reprocessing Tyre and Plastic
33	Membury Airfield	Rambury Road, Lambourn, RG17 7TY	Waste solvent disposal, disposal and recovery of oils and minerals
34	Midgham Sewage Treatment Works	Midgham	Sewage Treatment
35	Moore's Farm	Pingewood, Reading	Inert Waste Recycling Facility; inert landfill
36	Mortimer Sewage Treatment Works	Stratfield Mortimer	Sewage Treatment
37	Newbury Sewage Treatment Works	Lower Way, Thatcham, RG19 3TL	Sewage Treatment Works
38	Newtown Road Household Waste Recycling Centre	Newtown Road, Newbury, RG20 9BB	Household Waste Recycling Centre
39	Old Stocks Farm Waste	Paices Hill, Aldermaston, RG7 4PG	Waste, Recycling and Transfer Facility
40	Padworth Breakers	Wrays Farm, Rag Hill, Aldermaston, RG7 4NY	Metal Recycling

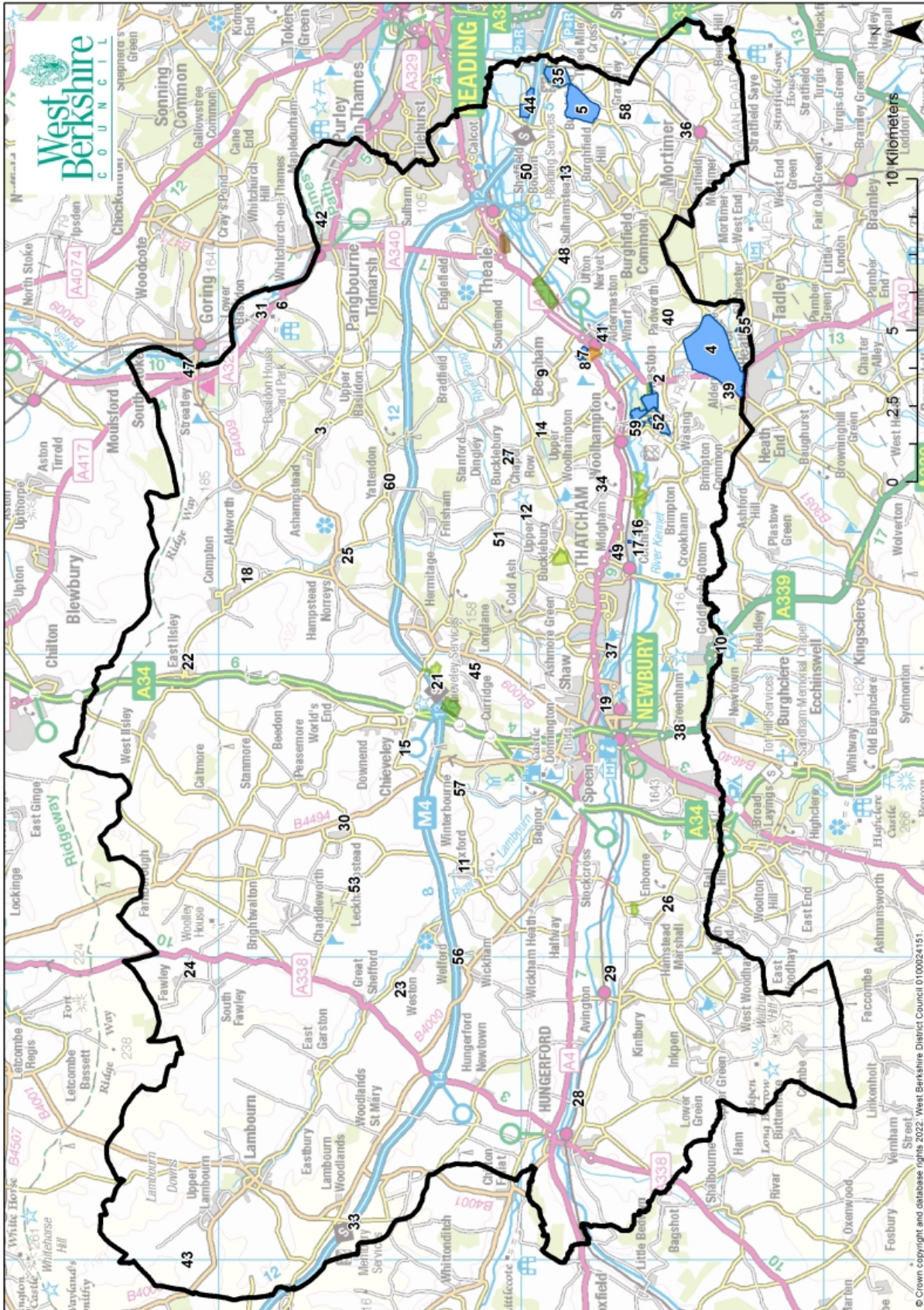
## Safeguarded Sites 2

Map Ref. <sup>(1)</sup>	Site	Address	Use
41	Padworth Integrated Waste Management Facility	Padworth Lane, Lower Padworth, Reading, RG7 4JF	Integrated Waste Management Facility
42	Pangbourne Sewage Treatment Works	Pangbourne	Sewage Treatment
43	Park Farm	Upper Lambourn, Hungerford, RG17 8RD	Composting of equine waste
44	Reading Quarry	Berrys Lane, Burghfield.	Skip Waste Recycling & Transfer Station, Biomass Boiler and material drying, Construction and Demolition Recycling Facility
45	Rookery Farm	Curridge Green, Thatcham	Reprocessing for scrap plastic chipping
46	SSE Distribution Centre	Enterprise Way, Thatcham	Waste Transfer Facility
47	Streatley Sewage Treatment Works	Streatley	Sewage Treatment
48	Sulhampstead Sewage Treatment Works	Sulhampstead	Sewage Treatment
49	Thatcham Block Works	Enterprise Way, thatcham	PFA Recycling Facility
50	Theale Quarry	Deans Copse Road, Theale	Waste, Recycling and Transfer Facility, RDF Processing, Wood & Plastic processing, Inert Aggregates Recycling Facility
51	Tylers Lane, Bucklebury Sewage Treatment Works	Bucklebury	Sewage Treatment
52	Wasing Lower Farm	Wasing Lane, Aldermaston	Inert Landfill
53	Welford Sewage Treatment Works	Welford	Sewage Treatment
54 & 55	Whitehouse Farm	Silchester Road, Tadley, RG26 2PZ	Skip waste Recycling and Transfer Station, Hazardous Waste Transfer Station
56	Wickham Sewage Treatment Works	Wickham	Sewage Treatment
57	Winterbourne Sewage Treatment Works	Winterbourne	Sewage Treatment
58	Woodside Recycling	Woodside Farm, Goodboys Lane, Reading, RG7 1ND	Paper Waste Transfer Station
59	Woolhampton Sewage Treatment Works	Woolhampton	Sewage Treatment
60	Yattendon Sewage Treatment Works	Yattendon	Sewage Treatment

1. Numbers refers to location shown on safeguarding map



# 2 Safeguarded Sites



Picture 2 Waste Safeguarded Areas

If you require this information in an alternative format or translation, please call 01635 42400 and ask for the Minerals and Waste Planning Policy Team.

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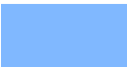
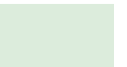

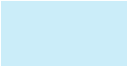
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# West Berkshire Minerals and Waste Local Plan Policies Map



**Legend**

 DISTRICT BOUNDARY	 Waste Safeguarding Area	 MINERALS SOFT SAND SEARCH AREA
 Allocated Site (Sharp Sand and Gravel)	 SPECIAL AREAS OF CONSERVATION	 MINERALS SAFEGUARDING AREA
 Allocated Site (Soft Sand)	 FLOOD ZONE 3	 AREAS OF OUTSTANDING NATURAL BEAUTY
 Minerals Safeguarded Infrastructure	 FLOOD ZONE 2	



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# West Berkshire Local Plan Review 2022-2039 Proposed Submission Consultation

<b>Committee considering report:</b>	Council
<b>Date of Committee:</b>	1 December 2022
<b>Portfolio Member:</b>	Councillor Richard Somner
<b>Date Portfolio Member agreed report:</b>	14 November 2022
<b>Report Author:</b>	Bryan Lyttle
<b>Forward Plan Ref:</b>	C4274

## 1 Purpose of the Report

- 1.1 The Proposed Submission Consultation is a key stage in the development of the emerging West Berkshire Local Plan Review (“LPR”) that will shape the future of development in West Berkshire up to 2039. The document through its production has been overseen by the Planning Advisory Group, a cross party working group.
- 1.2 It is a legislative requirement that upon adoption a local plan must have a minimum of 15 years left to run. A high number of responses were received at the Regulation 18 stage of the Town and Country Planning (Local Planning) (England) Regulations 2012 (“Regulation 18”) (the start of the formal engagement stage of the Plan). This, in combination with changes to the National Planning Policy Framework (NPPF) and updates to the evidence base such as flooding data as a result of climate change, means that based on the original timetable (2022 – 2036) the LPR would not have had the required 15 years post examination period. It has therefore been necessary to extend the plan period by three years to 2039.
- 1.3 The purpose of this report is to present the main changes to the LPR and supporting documents following the Regulation 18 consultation, and to seek approval to undertake a further public consultation on these documents in accordance with the West Berkshire Statement of Community Involvement and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. This additional consultation is known as a Regulation 19 consultation and is undertaken on behalf of the Secretary of State so that the examination can focus on the key issues raised in relation to the submission version of the local plan.

## 2. Recommendation(s)

- 2.1 That Council grant delegated authority to Executive Director Place to;

- i) Agree any minor typographical and nonmaterial changes to the Proposed Submission Local Plan Review 2022-2039 and supporting documents, (including the approval, prior to publication, of the final:
  - a. Air Quality Study;
  - b. Whole Plan Viability Report;
  - c. Employment Land Review Update;
  - d. Housing Employment Land Availability Assessment;
  - e. Landscape Sensitivity and Capacity Assessments for Individual Sites;
  - f. Settlement Boundary Review; and
  - g. Equality Impact Assessment.
  
- ii) Publish the Proposed Submission Local Plan Review 2022-2039, and supporting documents for a six week consultation period in accordance with the West Berkshire Statement of Community Involvement and Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
  
- iii) Following public consultation, consider and summarise the responses received, and submit the Proposed Submission Local Plan Review 2022-2039 and supporting documents to the Secretary of State for independent examination in line with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

### 3. Implications and Impact Assessment

Implication	Commentary
<b>Financial:</b>	<p>The Council is committed to producing the Local Plan Review. Budgetary provision has been made to carry out the relevant work.</p> <p>If the plan does not progress to examination in 2023, then the evidence base will need to reassessed and if necessary updated. If all the evidence needs to be renewed then the cost to the council could be in the region of £1 - 1.5 million.</p>
<b>Human Resource:</b>	No HR implications identified.
<b>Legal:</b>	The Local Plan Review will provide the planning framework for development planning in West Berkshire for the period 2022 - 2039.
<b>Risk Management:</b>	In the absence of an up to date development plan relating to development, 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

	<p>to consider all relevant local circumstances when making a determination.</p> <p>It is essential that the LPR is based on evidence and has 15 years left to run following the examination process. By publishing the evidence base and moving the end date to 2039 the LPR ensures that these requirements are met minimising the risk of legal challenge of these aspects.</p>			
<b>Property:</b>	<p>No issues identified as the document has been produced in compliance with the NPPF and the associated evidence base.</p>			
<b>Policy:</b>	<p>The LPR has been written to comply with National Policy (unless the local evidence produce by the Council to support the LPR suggests otherwise), and also expand on the Councils Vision as set out in the report. This will be tested at examination.</p>			
	<b>Positive</b>	<b>Neutral</b>	<b>Negative</b>	<b>Commentary</b>
<b>Equalities Impact:</b>				
<b>A</b> Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?	X			<p>As part of the submission documents an equalities impact assessment must be submitted.</p> <p>This shows that all of the policies in the LPR have been positively prepared and that over all the Plan has a positive impact</p>
<b>B</b> Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?	X			<p>Yes for example the plan positively promotes the needs of Gypsies Travellers and Travelling Showpeople.</p>
<b>Environmental Impact:</b>	X			<p>The environmental impact of the LPR is assessed within the Sustainable Assessment (SA), Strategic Environmental Assessment, (SEA)</p>

				Habitats Risk Assessment (HRA) attached as appendices to this report, plus other supporting evidence available on the website. Mitigation required under either SA/SEA and/or HRA will mean the overall assessment results in a positive outcome.
<b>Health Impact:</b>	X			The LPR has been written with health in mind – not just with regards to active travel but also includes for the first time a need for large developments to produce Health Impact Assessments (HIA).
<b>ICT Impact:</b>	X			The LPR Policies Map has been produced for a digital platform. The consultation encourages digital responses and the plan contains a policy for new development to be digitally connected.
<b>Digital Services Impact:</b>				None, as digital platforms already in use.
<b>Council Strategy Priorities:</b>		X		The LPR supports and promotes;  Maintain a green District,  Develop local infrastructure including housing to support and grow the local economy,  Support businesses to start, develop and thrive in West Berkshire.
<b>Core Business:</b>	X			The LPR has positively planned for a housing mix that reflects something for everyone.  The LPR positively plans for business, enterprise and industry into a productive, growing and dynamic local economy.  The LPR positively plans for the health and wellbeing of residents of all ages and backgrounds.



				The LPR positively conserves and enhances the beautiful, historic and diverse landscapes of West Berkshire.
<b>Data Impact:</b>		X		The Regulation 19 consultation will generate significant amounts of data as landowners, agents, members of the public and Parish/Town Councils together with other statutory bodies respond. This information will be collected and stored on the “Objective” system in line with the <u>Privacy Notice – Development Plan</u> which was updated December 2021. <a href="https://westberks.gov.uk/privacynotices">https://westberks.gov.uk/privacynotices</a>
<b>Consultation and Engagement:</b>	<p>The LPR has already been subject to significant consultation as the Statement of Consultation which is part of the submission documents for the examination shows.</p> <p>All statutory consultees, site promoters, organisations and individuals who have taken part in the consultation to date will be contacted and informed of the Regulation 19 consultation. Town and Parish Councils will be contacted separately. A new website has been produced to assist in the consultation, along with short video presentation about why the LPR is important.</p>			

## 4 Executive Summary

- 4.1 The LPR is the spatial application of the Council’s vision. It has been written to reflect the Council’s declaration of a Climate Emergency, has a green thread running throughout the document and the environment policies have been promoted to the front of the document. The LPR also sets out the housing numbers for the District between 2022 and 2039 (between 8,721 and 9,146), and a distribution for the houses, including the allocation of a strategic scale development at North East Thatcham (NET).
- 4.2 The LPR must be based on sound evidence and developed in partnership with the community. The proposed submission draft of the LPR is based on the outcomes of the consultation that has taken place to date, and also on the findings of the evidence base that has been prepared to support it. It is also underpinned by a Sustainability Appraisal which assesses the social, economic and environmental impacts of the LPR throughout the development of the document (attached as Appendix E). It is considered that the LPR (attached as Appendix D) meets the tests of soundness required.
- 4.3 The report gives information about the content of the proposed submission draft of the LPR and describes the ‘place-shaping’ role of the Strategy. The LPR document consists of the following sections:

- Introduction and Background
- Context Shaping West Berkshire Vision and Objectives;
- Development Strategy - Our place based approach
- Our environment and surroundings
- Delivering Housing
- Fostering economic growth and supporting local communities
- Non-strategic site allocations – Our place based approach
- Development Management Policies – Our place based approach
- Development Management Policies – Our environment and surroundings
- Development Management Policies – Delivering Housing
- Development Management Policies Fostering economic growth and supporting local communities
- Appendices.

4.4 If Council approve the proposed submission, the LPR will be published for consultation for a 6-week period from 6<sup>th</sup> January 2023, followed by submission to the Secretary of State in March 2023, independent examination in the summer of 2023 and adoption in Winter 2023/24 (subject to Planning Inspectorate).

## Supporting Information

### 5. Introduction

5.1 The LPR is the main, overarching policy document of the West Berkshire Local Plan. It sets out the spatial planning strategy for the District until 2039. Once adopted, the LPR will be the basis for planning decisions made in the District. The LPR sets out how the Council will deliver the spatial aspects of its vision as well as how national policies, will be applied locally. It contains information about how the housing numbers (between 8,721 and 9,146) will be delivered in terms of distribution, and allocates a new strategic scale development site at North East Thatcham, although this has been significantly reduced from the Regulation 18 proposal of 2,500 dwellings.

5.2 The Regulation 18 stage marks the start of the engagement stage of the Plan and requires that various bodies and stakeholders be notified that the Council is preparing a plan and invites them to comment on what has initially been proposed. Before the plan can be submitted to the Secretary of State for Examination, the local planning authority must undertake a formal consultation on the Proposed Submission Local Plan Review 2022-2039 (Regulation 19 consultation) and provide the Inspector with the number of representations made and a summary of the main issues raised in those representations.

5.3 The Council's approach must be sound and, as such, it is necessary for the policies to be underpinned by a comprehensive evidence base to be published alongside the LPR. In addition the policies and proposals in the LPR are subject to a sustainability appraisal (SA) / strategic environmental assessment (SEA) – a process whereby the economic, environmental and social consequences of policies are assessed throughout the stages of preparation of the LPR. In addition following the designation of the Nutrient Neutrality Zone around the River Lambourn Special Area of Conservation (SAC) in March 2022, an Appropriate Assessment under the Habitats Regulations (HRA) is required. This is attached at Appendix F.

## Background

5.4 The production of the LPR is an iterative process that is subject to a number of stages. The proposed submission LPR has been developed taking into account the outcomes of previous consultations such as the extensive Regulation 18 public consultation, which took place between December 2020 and February 2021.

5.5 The Planning Advisory Group (PAG) has met on a monthly basis since November 2018 to discuss and develop the Proposed Submission draft LPR and responses to the Regulation 18 consultation. The final draft of the proposed submission LPR accompanied by the Sustainability Appraisal/Strategic Environmental Assessment was circulated to PAG for discussion at the PAG meeting on the 17th November 2022. The Proposed Submission LPR (attached at Appendix D) is the current version of the document reflecting the latest comments made by PAG.

5.6 The LPR is based on the key principles of the front-loading of evidence and continuous public participation. The preparation of the LPR has, therefore, been informed and underpinned by a comprehensive evidence base to ensure that it addresses and responds to the issues facing the District. As a result of recent changes to the LPR, including those discussed by PAG, there are a number of minor typographical and nonmaterial changes which need to be made to the supporting documents to ensure consistency. However, as previously stated, the latest comments made by PAG are reflected in the Proposed Submission LPR (attached at Appendix D), which Council is being asked to progress to Regulation 19 consultation.

5.7 The attention of Council is drawn to the supporting documents from the LPR evidence base appended to this report (Appendices E-J) and to those listed in Appendix C accompanied by a short note on the purpose/status of each document and its availability. Where a summary document is available now with more detail to follow for reference purposes, as soon as possible and/or by the start of the public consultation period, Appendix C makes this clear. This report seeks delegated authority for the Executive Director Place to approve such documents prior to publication, where there are nonmaterial changes and/or the conclusions do not significantly change. Appendix C is not exhaustive - the remainder of the evidence base underpinning the LPR may be viewed on the Council's website at <https://www.westberks.gov.uk/local-plan-evidence>.

## Proposals

5.8 The LPR has been structured to bring out the spatial issues for the district, and to make sure that the implications of the LPR for different areas within West Berkshire are clearly expressed. In summary it contains the following sections.

- a) Introduction and Background – A brief introduction to West Berkshire, what the LPR is for, why it is important how the LPR will be tested and how to respond.
- b) Context Shaping West Berkshire Vision and Objectives - The context in which West Berkshire is located and the vision that the Council wishes to see (Net Zero carbon (regulated and unregulated) by 2030) and the strategic objectives which represent the key delivery outcomes that the LPR should achieve.
- c) Development Strategy - Our place based approach. This provides a link to the other strategies, national and local within which the LPR sits. It also introduces the need for the LPR to be based on evidence and the constraints around which the LPR must be based. The big change here is the reduction to just three spatial areas, due to lack of development opportunities in the former Eastern Urban Area.
- d) Our environment and surroundings - This section begins by including a new policy on Responding to Climate Change and represents the beginning of the “Green Thread” which runs throughout the LPR, demonstrating that the environment is front and central in the LPR. This section includes policies on flooding, air quality, landscape, historic environment, green infrastructure and bio/geo diversity including bio diversity net gain.
- e) Delivering Housing – Housing numbers has traditionally been at the beginning of all plans as it sets out the scale and location of development. It is proposed that between 8,721 and 9,145 are built between April 2022 and March 2039 which is the Local Housing Need (LHN) and an additional 5% for flexibility. The majority of the development is proposed in the Newbury / Thatcham spatial area and includes the strategic sites of Sandford (1,500 units) and North East Thatcham (1,500 units).

The other two spatial areas being the North Wessex Downs Area of Outstanding Natural Beauty and the Eastern Area.

- f) Fostering economic growth and supporting local communities - This section sets out the Council approach to employment land and office development. It identifies the total requirement and proposes individual sites to meet this need. This section also includes town centres and transport policies together with an explicit requirement for new development to contribute to the delivery of infrastructure either financially or by the direct provision on site.

It should be noted that despite updating the employment evidence to take account of Brexit and Covid 19 (one of the key issues raised by the Regulation 18 consultations) and repeated calls for additional sites to be put forward for consideration as office / industrial development it has not been possible to identify sufficient land given the constraints within West Berkshire to meet the identified need. The Council has also approached every local planning authority within a 60minute drive time of Newbury, under Duty to Co Operate, with no success. Therefore, the LPR recommends a review of all employment policies within the next 5 years.

- g) Non-strategic site allocations – Our place based approach

5.9 Development Management Policies – The following sections of the LPR contain the specific Development Management policies against which future planning applications

will be determined and updates the former saved policies from the 2007 Local Plan and bring them all together rather than contained in the Saved Policies Local Plan, the Core Strategy and the Housing Site Allocations DPD. These policies have been grouped into themes based around:-

- h) Our place based approach - Policies for development in the countryside, the separation of settlements and AWE.
- i) Our environment and surroundings – A new policy for health and well-being, sustainable development (net zero housing), environmental nuisance and pollution control, water quality, air quality, conservation areas and listed buildings.
- j) Delivering Housing – A new policy on First Homes, Self and Custom-build housing, specialised housing and residential space standards as well as carrying forward the policies about housing in the countryside, residential annexes and residential amenity.
- k) Fostering economic growth and supporting local communities - Policies relating to employment applications in urban and rural locations.
- l) Appendices. - A detailed monitoring framework covering all policy areas, with targets and indicators included so that each policy can be measured to see if it is achieving its aims. Further information on monitoring and how this links to the strategic objectives is also covered. The other appendices provide more information on how and why certain policies have been developed and a glossary.

## 6 Other options considered

6.1 A “do nothing” option was considered and rejected because West Berkshire prides itself on being a plan led Authority. To not have an up to date plan would leave the Council open to unplanned and inappropriate development and development “through appeal”.

6.2 The SA/SEA has to consider every option that has been considered for inclusion in the Local Plan Review and also assessed the sustainability of each policy. This means that during the production of the LPR hundreds of different options have been considered by officers before being put to members for consideration. Each proposal put to PAG has then either been accepted, modified or rejected before the final plan drafted for consideration by Council has been approved. This is the recommended option.

## 7 Next Steps

7.1 In the event that the recommendations set out at the beginning of this report are approved, the Planning Team will spend the remainder of December preparing for the formal Regulation 19 consultation, including uploading documents to the website and checking the Proposed Submission Local Plan Review and all the supporting documents for consistency prior to going live on 6<sup>th</sup> January 2023 for six weeks.

7.2 During this period, interested parties will have the opportunity to review the published documents and prepare their submissions ahead of the formal consultation period.

7.3 After the formal consultation period ends, the Planning Team will have approximately one month to collate, consider and summarise the responses received, and submit the



Proposed Submission Local Plan Review 2022-2039, Regulation 19 responses and supporting evidence base to the Secretary of State for independent examination. From then on, the programme will be in the hands of the Planning Inspectorate.

7.4 Anyone wishing to be heard by the Planning Inspector during the Public Examination should ensure that they submit formal representations on the LPR during the six week Regulation 19 public consultation.

## 8 Conclusion

For the reasons set out in this report, the Proposed Submission Local Plan Review 2022-39 (attached at Appendix D) is recommended for progression to Regulation 19 consultation, followed by submission to the Secretary of State, along with its supporting documents, for independent examination.

## Appendices

Appendix A – Equalities Impact Assessment – WBC Stage 1

Appendix B – Data Protection Impact Assessment

Appendix C – List of Supporting Documents

Appendix D – Proposed Submission Local Plan Review 2022-2039

Appendix E - Sustainability Appraisal / Strategic Environmental Assessment

Appendix F – Habitats Regulations Assessment

Appendix G – Equality Impact Assessment – LPR – Summary

Appendix H - Statement of Consultation - Summary

Appendix I – Duty to Cooperate Statement

Appendix J – Policies Map – Available on the website only due to file size.

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(All appendices available online at <https://www.westberks.gov.uk/local-plan-evidence>)

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### Background Papers:

The remainder of the evidence base underpinning the Local Plan Review may be viewed on the Council's website at <https://www.westberks.gov.uk/local-plan-evidence>

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**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 Committee or associated Task Groups within preceding six months

Item is Urgent Key Decision

Report is to note only

**Wards affected:** ALL

**Officer details:**

Name: Bryan Lyttle  
Job Title: Planning Policy Manager  
Tel No: 01635 519638  
E-mail: Bryan.Lyttle@westberks.gov.uk

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## Appendix A

### Equality Impact Assessment (EqIA) - Stage One

<b>What is the proposed decision that you are asking the Executive to make:</b>	None the LPR is a function of Council
<b>Summary of relevant legislation:</b>	
<b>Does the proposed decision conflict with any of the Council’s priorities for improvement?</b> <ul style="list-style-type: none"> <li>• Ensure our vulnerable children and adults achieve better outcomes</li> <li>• Support everyone to reach their full potential</li> <li>• Support businesses to start develop and thrive in West Berkshire</li> <li>• Develop local infrastructure including housing to support and grow the local economy Maintain a green district</li> <li>• Ensure sustainable services through innovation and partnerships</li> </ul>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <b>If yes, please indicate which priority and provide an explanation</b>
<b>Name of Budget Holder:</b>	<b>Bryan Lyttle</b>
<b>Name of Service/Directorate:</b>	<b>Development and Regulation</b>
<b>Name of assessor:</b>	Bryan Lyttle
<b>Date of assessment:</b>	October 2022
<b>Version and release date (if applicable):</b>	

Is this a .... ?		Is this policy, strategy, function or service ... ?	
<b>Policy</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>New or proposed</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Strategy</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Already exists and is being reviewed</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<b>Function</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Is changing</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>
<b>Service</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

<b>(1) What are the main aims, objectives and intended outcomes of the proposed decision and who is likely to benefit from it?</b>	
<b>Aims:</b>	To provide a strategic direction for new development in West Berkshire in that it provides the most sustainable

	development in the right place at the right scale at the right time together with the appropriate infrastructure
<b>Objectives:</b>	
<b>Outcomes:</b>	
<b>Benefits:</b>	

**(2) Which groups might be affected and how? Is it 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)*

<b>Group Affected</b>	<b>What might be the effect?</b>	<b>Information to support this</b>
Age	Provision of suitable housing throughout the various life stages an individual might experience – including homelessness, new home, family home, divorce, separation or bereavement.	The age protected characteristic includes the consideration of all ages in society, the assessment of which recognises that vulnerability can change across age groups and the impact of a policy will not necessarily be uniform across all ages. The impact of LPR policies are generally positive for all with some having a particularly positive impacts on this group. The LPR aims to provide sustainable SP18 (Housing Type and Mix) that new housing provision meets the identified need at the local level, including a mix of unit sizes and be adaptable. Which are needed to support the ageing population.
Disability	Difficulty in finding suitable housing or employment.	The policies within the LPR were identified as being generally positive for all within society, the policies within the plan are written positively with some policies having positive impacts on this group (eg DM 20 Specialist Housing and the requirement to provide M4(3)housing) Policy Sp18. The policies in the LPR should address the needs of those with disabilities, the Health Impact Assessments has the potential

		to be of particular benefit for people with disabilities.
Gender Reassignment	Discrimination in relation to access to housing or employment.	The policies within the LPR are regarded as being generally positive for all and as having no impact on this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The Plan is inclusive of all members of the community and does not discriminate against any gender reassignment
Marriage and Civil Partnership	Discrimination in relation to access to housing or employment.	The policies within the LPR are regarded as being generally positive for all and as having no differential impact this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The Plan is inclusive of all members of the community and does not discriminate against any relationship status.
Pregnancy and Maternity	Discrimination in relation to access to housing or employment.	The policies within the LPR are regarded as being generally positive for all. Given the potential health care and community infrastructure needs of this protected characteristic group, some of the policies in the plan have highlighted a positive impact through assessment.
Race	Discrimination in relation to access to housing or employment.	The policies within the LPR are regarded as being generally positive for all, the only policy within the LPR which had positive impact directed particularly at the Race protected characteristic group are RSA 33 and DM21 (Gypsy and Traveller provision). It provides a criteria based policy which directs appropriate site development should the need arise.



Religion or Belief	Discrimination in relation to access to housing or employment.	The policies within the LPR are regarded as being generally positive for all and as having no differential impact on this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The Plan is inclusive of all members of the community and does not discriminate against any religion or belief.
Sex	Discrimination in relation to access to housing or employment.	The policies within the LPR are regarded as being generally positive for all and as having no differential impact on this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The Plan is inclusive of all members of the community and does not discriminate against sex.
Sexual Orientation	Discrimination in relation to access to housing or employment.	The policies within the LPR are regarded as being generally positive for all and as having no differential impact on this group. The promotion of equal opportunities is integral to the integrity of the plan to support sustainable development. The Plan is inclusive of all members of the community and does not discriminate against sexual orientation.
<b>Further Comments:</b>		

<b>(3) Result</b>	
<b>Are there any aspects of the proposed decision, including how it is delivered or accessed, that could contribute to inequality?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Please provide an explanation for your answer:</b> Please see above	
<b>Will the proposed decision have an adverse impact upon the lives of people, including employees and service users?</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

**Please provide an explanation for your answer:**

Please see above

**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 EqlA 2.**

**If an EqlA 2 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 EqlA guidance and template – <http://intranet/index.aspx?articleid=32255>.**

<b>(4) Identify next steps as appropriate:</b>	
<b>EqlA Stage 2 required</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Owner of EqlA Stage Two:</b>	
<b>Timescale for EqlA Stage Two:</b>	

**Name: Bryan Lyttle**

**Date: 26<sup>th</sup> October 2022**

**Please now forward this completed form to Pamela Voss, Equality and Diversity Officer (pamela.voss@westberks.gov.uk), for publication on the WBC website.**

## Appendix B

### Data Protection Impact Assessment – Stage One

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

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

Directorate:	Development and Regulation
Service:	Planning Policy
Team:	Planning Policy
Lead Officer:	Bryan Lyttle
Title of Project/System:	Local Plan Review
Date of Assessment:	26 October 2022

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

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

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

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

## Appendix C

## Local Plan Review – List of Supporting Documents

Document	Purpose/ Status	Availability – all documents will be available on the website by no later than <b>5pm on Friday 25 November 2022</b> , unless otherwise stated
Sustainability Appraisal/Strategic Environment Assessment	An iterative process whereby the economic, environmental and social consequences of policies are assessed throughout the stages of preparation of the LPR	Summary Attached as Appendix E to this report 22 pages.  Full version available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a> 717 pages.
Habitats Regulation Assessment	An iterative process whereby policies are assessed in terms of their impact on habitats and species throughout the stages of preparation of the LPR	Attached as Appendix F to this report  Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Policies Map	A map showing all the areas in West Berkshire where different LPR policies apply	Only available of website due to file size  Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Duty to Cooperate Statement	Engagement with relevant bodies under the Duty to Cooperate is ongoing – progress to date is published at key stages in the LPR process.	Attached as Appendix I to this report  Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Statement of Consultation	Sets out consultation on the LPR to date including Regulation 18 representations and the Council's responses. Proof-	Summary attached as Appendix H to this report 17 pages.  Full version (3,139) available on Council website at



	reading for consistency of Council responses to individual representations made during Regulation 18 consultation is underway but no material changes expected to overall conclusions.	<a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Equality Impact Assessment – LPR	Assesses the potential impact of LPR policies on different groups within West Berkshire. Appendices being finalised but no material changes expected to overall conclusions.	Summary attached as Appendix G to this report  Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>  <b>NOTE</b> Appendices will be available for reference purposes at the start of the Regulation 19 consultation.
Air Quality Study 2022	Modelling and assessment work that predicts no significant effects on air quality receptors – currently undergoing model refinements but no material changes expected to overall conclusions.	Summary report available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>  <b>NOTE</b> Full report will be available for reference purposes at the start of the Regulation 19 consultation.
Whole Plan Viability Report 2022	Work that assesses the viability of LPR policies across a range of variables to ensure that the level of development and proposed infrastructure requirements are viable and therefore deliverable. Technical appendices being finalised but no material changes expected to overall conclusions	Main report available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>  <b>NOTE</b> Technical appendices will be available for reference purposes at the start of the Regulation 19 consultation.
Employment Land Review (ELR) 2020	Update to the 2020 Employment Land	2020 ELR available on Council website at

and the ELR Update 2022	Review – requires revision to take account of changes to LPR made at PAG on 17/11/22 but no material changes expected to overall conclusions	<a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>  ELR Update 2022 will be made available as soon as possible and no later than at the start of the Regulation 19 consultation.
Housing Employment Land Availability Assessment (HELAA)	Assessment of availability of land for housing and employment – requires updating with a further 50 employment sites that have been assessed but not yet added. No material changes expected to overall conclusions	Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>  Complete version of HELAA will be available at the start of the Regulation 19 consultation.
Gypsy and Traveller and Travelling Showperson Accommodation Assessment (GTAA)	Provides evidence to identify accommodation needs of Gypsies and Travellers and Travelling Showpeople across the district.	Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Strategic Housing Market Assessment (SHMA)	Provides information about existing and future housing needs and demand	Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Visioning 2022		Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Appropriate Countryside Designation Study 2022		Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Infrastructure Delivery Plan (IDP) 2022	The IDP is a live document which is refreshed regularly and sets out details of the infrastructure needed to support delivery of the LPR	Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>

Strategic Flood Risk Assessments	Determines the variation in flood risk across the district	Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Transport Assessment		Available on Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Landscape Sensitivity and Capacity Assessments for Individual Sites	Assessments complete and have informed the Proposed Submission LPR but not yet uploaded to website - no material changes to overall conclusions	Assessments will be made available as soon as possible and no later than at the start of the Regulation 19 consultation.  Please check Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Settlement Boundary Review 2022	Review complete and has informed the Proposed Submission LPR but not yet uploaded to website - no material changes to overall conclusions	The document including individual maps will be made available as soon as possible and no later than at the start of the Regulation 19 consultation.  Please check Council website at <a href="https://westberks.gov.uk/local-plan-evidence">https://westberks.gov.uk/local-plan-evidence</a>
Local Development Scheme	Project plan showing what documents will be included in the Local Plan	Available on Council website at <a href="https://westberks.gov.uk/lds">https://westberks.gov.uk/lds</a>
Statement of Community Involvement	Sets out how the public and others will be involved and engaged in preparing new Local Plan documents	Available on Council website at <a href="https://westberks.gov.uk/statement-community-involvement">https://westberks.gov.uk/statement-community-involvement</a>
Authority Monitoring Reports (AMR)	The AMR monitors progress of Local Plan policies and documents, including housing delivery and employment floorspace completions.	Available on Council website at <a href="https://westberks.gov.uk/amr">https://westberks.gov.uk/amr</a>

Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Contents

<b>1</b>	<b>Introduction &amp; Background</b>	<b>5</b>
<b>2</b>	<b>Context</b>	<b>9</b>
<b>3</b>	<b>Shaping West Berkshire: Vision &amp; Objectives</b>	<b>10</b>
	Our Vision	10
	Our Strategic Objectives	10
<b>4</b>	<b>Development Strategy: Our Place Based Approach</b>	<b>12</b>
	Background	12
	The Spatial Areas	13
	Policy SP1 The Spatial Strategy	16
	Policy SP2 North Wessex Downs AONB	19
	Policy SP3 Settlement Hierarchy	21
	Policy SP4 AWE Aldermaston and Burghfield	23
<b>5</b>	<b>Our Environment &amp; Surroundings</b>	<b>26</b>
	Policy SP5 Responding to Climate Change	26
	Policy SP6 Flood Risk	28
	Policy SP7 Design Quality	33
	Policy SP8 Landscape Character	35
	Policy SP9 Historic Environment	37
	Policy SP10 Green Infrastructure	42
	Policy SP11 Biodiversity & Geodiversity	45
<b>6</b>	<b>Delivering Housing</b>	<b>51</b>
	Policy SP12 Approach to Housing Delivery	51
	Policy SP13 Sites Allocated for Residential & Mixed-Use Development in Newbury and Thatcham	55
	Policy SP14 Sites Allocated for Residential & Mixed-Use Development in the Eastern Area	57
	Policy SP15 Sites Allocated for Residential & Mixed-Use Development in the North Wessex Downs AONB	59
	Policy SP16 Sandleford Strategic Site	60
	Policy SP17 North East Thatcham Strategic Site	63
	Policy SP18 Housing Type & Mix	67
	Policy SP19 Affordable Housing	70
<b>7</b>	<b>Fostering Economic Growth &amp; Supporting Local Communities</b>	<b>73</b>
	Policy SP20 Strategic Approach to Employment Land	73
	Policy SP21 Sites Allocated for Employment Land	77
	Policy SP22 Town & District Centres	79
	Policy SP23 Transport	81
	Policy SP24 Infrastructure Requirements & Delivery	83



## Contents

<b>8</b>	<b>Non-Strategic Site Allocations: Our Place Based Approach</b>	<b>85</b>
	<b>Sites Allocated for Residential Development: Newbury &amp; Thatcham Area</b>	<b>85</b>
	RSA1 Land north of Newbury College, Monks Lane, Newbury	85
	RSA2 Land at Bath Road, Speen, Newbury	87
	RSA3 Land at Coley Farm, Stoney Lane, Newbury	89
	RSA4 Land off Greenham Road, Newbury	91
	RSA5 Land at Lower Way, Thatcham	93
	<b>Sites Allocated for Residential Development: Eastern Area</b>	<b>95</b>
	RSA6 Stoneham's Farm, Long Lane, Tilehurst	95
	RSA7 72 Purley Rise, Purley on Thames	97
	RSA8 Land adjacent to Bath Road and Dorking Way, Calcot	99
	RSA9 Land between A340 and The Green, Theale	101
	RSA10 Whitehart Meadow, Theale	103
	RSA11 Former Theale Sewage Treatment Works, Theale	106
	RSA12 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	109
	RSA13 Land north of A4 Bath Road, Woolhampton	111
	<b>Sites Allocated for Residential Development: North Wessex Downs AONB</b>	<b>113</b>
	RSA14 Land adjoining Lynch Lane, Lambourn	113
	RSA15 Land at Newbury Road, Lambourn	115
	RSA16 Land North of Southend Road, Bradfield Southend	117
	RSA17 Land at Chieveley Glebe, Chieveley	119
	RSA18 Pirbright Institute Site, High Street, Compton	121
	RSA19 Land west of Spring Meadows, Great Shefford	124
	RSA20 Land off Charlotte Close, Hermitage	126
	RSA21 Land to the south east of the Old Farmhouse, Hermitage	128
	RSA22 Land adjacent Station Road, Hermitage	130
	RSA23 Land adjoining The Haven, Kintbury	132
	<b>Gypsy, Traveller &amp; Travelling Showpeople Accommodation</b>	<b>134</b>
	RSA24 New Stocks Farm, Paices Hill, Aldermaston	134
	RSA25 Long Copse Farm, Enborne	136
	<b>Sites Allocated for Employment Land</b>	<b>138</b>
	Policy ESA1 Land east of Colthrop Industrial Estate, Thatcham	138
	Policy ESA2 Land west of Ramsbury Road, Membury Industrial Estate	140
	Policy ESA3 Land to the south of Trinity Grain, Membury Industrial Estate	142
	Policy ESA4 Beenham Landfill, Pips Way, Beenham	144
	Policy ESA5 Northway Porsche, Grange Lane, Beenham	146
	Policy ESA6 Land adjacent to Padworth IWMF, Padworth Lane, Padworth	148

## Contents

<b>9</b>	<b>Development Management Policies: Our Place Based Approach</b>	<b>150</b>
	Policy DM1 Development in the Countryside	150
	Policy DM2 Separation of Settlements Around Newbury & Thatcham	152
<b>10</b>	<b>Development Management Policies: Our Environment &amp; Surroundings</b>	<b>153</b>
	Policy DM3 Health & Wellbeing	153
	Policy DM4 Building Sustainable Homes & Businesses	155
	Policy DM5 Environmental Nuisance & Pollution Control	159
	Policy DM6 Water Quality	162
	Policy DM7 Water Resources & Waste Water	165
	Policy DM8 Air Quality	168
	Policy DM9 Conservation Areas	170
	Policy DM10 Listed Buildings	172
	Policy DM11 Non-designated Heritage Assets	174
	Policy DM12 Registered Parks and Gardens	176
	Policy DM13 Registered Battlefields	178
	Policy DM14 Assets of Archaeological Importance	180
	Policy DM15 Trees, Woodland & Hedgerows	182
<b>11</b>	<b>Development Management Policies: Delivering Housing</b>	<b>185</b>
	Policy DM16 First Homes Exception Sites	185
	Policy DM17 Rural Exception Housing	186
	Policy DM18 Self and Custom-Build Housing	188
	Policy DM19 Specialised Housing	189
	Policy DM20 Gypsies, Travellers and Travelling Showpeople	191
	Policy DM21 Retention of Mobile Home Parks	194
	Policy DM22 Residential Use of Space Above Non-Residential Units	195
	Policy DM23 Housing Related to Rural Workers	196
	Policy DM24 Conversion of Existing Redundant or Disused Buildings in the Countryside to Residential Use	198
	Policy DM25 Replacement of Existing Dwellings in the Countryside	200
	Policy DM26 Extension of Residential Curtilages in the Countryside	201
	Policy DM27 Sub-Division of Existing Dwellings in the Countryside	202
	Policy DM28 Residential Extensions	203
	Policy DM29 Residential Annexes	206
	Policy DM30 Residential Space Standards	207
	Policy DM31 Residential Amenity	208

<b>12</b>	<b>Development Management Policies: Fostering Economic Growth &amp; Supporting Local Communities</b>	<b>210</b>
	Policy DM32 Designated Employment Areas	210
	Policy DM33 Development Within AWE	212
	Policy DM34 Retail Parks	215
	Policy DM35 Sustaining a Prosperous Rural Economy	216
	Policy DM36 Farm Diversification	218
	Policy DM37 Equestrian and Horseracing Industry	220
	Policy DM38 Development on Existing Educational & Institutional Sites in the Countryside	224
	Policy DM39 Local Community Facilities	225
	Policy DM40 Public Open Space	228
	Policy DM41 Digital Infrastructure	230
	Policy DM42 Transport Infrastructure	232
	Policy DM43 Theale Rail-Road Transfer Site	234
	Policy DM44 Parking	235
	Policy DM45 Travel Planning	238
	<b>Appendix 1: Monitoring &amp; Delivery</b>	<b>239</b>
	<b>Appendix 2: Settlement Boundary Review</b>	<b>248</b>
	<b>Appendix 3: AWE land use planning consultation zones</b>	<b>251</b>
	<b>Appendix 4: Designated Employment Areas</b>	<b>254</b>
	<b>Appendix 5: Residential Parking Zones</b>	<b>255</b>
	<b>Appendix 6: How Policies are Applied in a Neighbourhood Planning Context</b>	<b>258</b>
	<b>Appendix 7: Schedule of Policies to be Superseded / Deleted</b>	<b>261</b>
	<b>Appendix 8: Housing Trajectory</b>	<b>269</b>
	<b>Appendix 9: Glossary</b>	<b>270</b>

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

# 1 Introduction and Background

## Setting the scene

1.1 West Berkshire District Council is preparing new planning policies to plan for development across the District up to 2039. Our new planning policies are contained in the West Berkshire Local Plan Review (LPR).

1.2 We have now reached a formal consultation stage in the production of the LPR (known as Regulation 19) and are publishing our Draft LPR for comment. This phase of the consultation process provides local communities, businesses and other interested stakeholders with the opportunity to comment on the policy content of the LPR, within a specific remit. The remit for public consultation relates to the 'Tests of Soundness' and also includes legal compliance, as set out in the National Planning Policy Framework (NPPF). The consultation on this document starts on Friday 6 January 2023. It will run for 6 weeks and **close at 4.30pm on Friday 17th February 2023**. The best way to respond to the consultation is via our [online consultation portal](#). You will need to register, but then any comments you make will be stored in your account for your future reference.

## What is the Local Plan Review and what is it for?

1.3 The purpose of the planning system is to contribute to the achievement of sustainable development<sup>(1)</sup> which is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs<sup>(2)</sup>. Put another way, the planning system tries to ensure that the right development happens in the right place at the right time, benefiting communities and the economy.

1.4 The planning system should be plan-led. Concise and up-to-date development plans should provide a positive vision for the future of an area; a framework for meeting housing needs and other economic, social and environmental priorities; and a way for local people to shape their surroundings. Planning applications must be decided in accordance with the development plan, unless relevant considerations indicate otherwise.

1.5 The West Berkshire Local Plan Review is an important part of the development plan. It identifies the development that is required to meet local needs until 2039. It sets out the strategy for distributing development within the District and the policies for protecting, conserving and enhancing the natural, built and historic environment. It helps local people in West Berkshire achieve sustainable development.

**1.6 It is important that the LPR is read as a whole. All LPR policies should be viewed together and not in isolation in the preparation and consideration of planning applications. Development proposals will be judged against all relevant policies. All development plan policies will be taken into account in determining planning applications, along with other material considerations in a proportionate manner. Please note that the policies in the LPR do not list or cross-refer to all other policies that may be relevant.**

## Why are we reviewing the Local Plan?

1.7 The current West Berkshire Local Plan comprises:

- West Berkshire Core Strategy Development Plan Document (DPD) (2006-2026) (adopted 2012)
- Housing Site Allocations Development Plan Document (adopted 2017)
- West Berkshire District Local Plan 1991-2006 (Saved Policies)

1.8 The current Local Plan plans for development up to 2026. National policy, contained within the National Planning Policy Framework (NPPF) requires that a local plan is kept up-to-date. It also requires that a local plan should look ahead over a minimum 15 year period. Therefore to ensure we meet these policy expectations, and the related legislative requirements<sup>(3)</sup>, the Council is reviewing the West Berkshire Local Plan.

1.9 Importantly, we are also establishing a new housing requirement which will look forward to 2039. This is informed by the local housing need (LHN) conducted using the standard method in national planning guidance.

1.10 Local plans can be reviewed in whole or in part. The intention is that this review of the Local Plan will replace in one document the three documents listed above.

1 Paragraph 7, National Planning Policy Framework (NPPF)

2 Report of the World Commission on Environment and Development: Our Common Future (1987)

3 As contained in The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### What is the wider context?

#### Nationally:

1.11 Local plans must be consistent with the principles and policies contained within the NPPF. <sup>(4)</sup> The NPPF covers most forms of development and sets out the government's economic, environmental and social priorities for planning in England. Local plans must also be produced in line with relevant primary and secondary legislation.

#### Regionally:

1.12 Local planning authorities are expected to work collaboratively with other bodies to ensure that strategic priorities are properly co-ordinated across administrative boundaries. Joint working is expected between neighbouring authorities to enable local planning authorities to meet development requirements which cannot wholly be met within their own areas.

#### Locally:

#### Minerals and Waste

1.13 West Berkshire Council is also responsible for producing minerals and waste local plans. The new West Berkshire Minerals and Waste Local Plan was adopted on xx December 2022.

#### Neighbourhood Planning

1.14 Parish and town councils within West Berkshire can produce neighbourhood plans (NDP) which, when adopted, also form part of the development plan, together with the LPR and the West Berkshire Minerals and Waste Local Plan. Neighbourhood plans must be in general conformity with, and reflect the strategic policies in, the LPR. Neighbourhood plans should not promote less development than set out in the LPR, but can promote more development. Appendix 6 sets out how the LPR policies will be applied in the neighbourhood planning context. In West Berkshire we have one two made neighbourhood plans – the Stratfield Mortimer Neighbourhood Development Plan (2017) and the Compton Neighbourhood Development Plan (2022).

#### Other Council Strategies

1.15 The Council has adopted a number of strategies which the LPR has taken account of. These include, but are not limited to: the Council Strategy (2021); the Environment Strategy (2021); the Economic Development Strategy (2021) and; the Housing Strategy (2021)

### What has happened so far?

1.16 The review of the West Berkshire Local Plan started in 2018. We set out the scope and content of our LPR in our [LPR Scoping Report](#) and accompanying Sustainability Appraisal Scoping Report which we consulted on between February and March 2018. The feedback we received is contained within our [LPR Scoping Report Consultation Statement](#).

1.17 We then undertook a [second round of consultation](#) between November and December 2018 seeking views on our proposed:

- Vision for the Local Plan Review
- Revision of the existing spatial areas
- Methodology for reviewing the existing settlement hierarchy
- Criteria for the settlement boundary review
- Update of our assessment of existing Local Plan policies

1.18 The feedback we received is contained in our [Consultation Statement](#).

1.19 In February 2020, we published our assessments of sites that were submitted to us as part of the [Housing and Economic Land Availability Assessment \(HELAA\)](#). We also undertook focused consultation with parish and town councils, and NDP groups seeking views on the sites assessed in the HELAA.

4 References to specific paragraph numbers throughout the LPR relate to the NPPF published in July 2021



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

1.20 In December 2020 we published the emerging draft version of the LPR for public consultation. The feedback we received is contained in our Consultation Statement.

1.21 We have taken into account all of the views expressed during these consultations in preparing the Draft LPR.

### Duty to Cooperate

1.22 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. The LPR is being produced through close partnership working with our neighbouring local authorities to ensure that cross-boundary planning issues are being taken into account. We have also cooperated with all authorities within a 60 minute "drive time" of Newbury with regards to employment issues. Key work on satisfying the duty takes place on an ongoing basis. A Duty to Cooperate Statement accompanies the Draft LPR and sets out in detail how the Council is co-operating on strategic cross-boundary issues in order to create and deliver a positively prepared plan.

### What evidence supports the LPR?

1.23 One of the key features of the plan-led system is that development plans should be based on up-to-date evidence. The LPR is underpinned by a wide-ranging evidence base, which has been prepared, reviewed and updated as necessary as part of the LPR preparation. The aim has been to understand how West Berkshire functions as a place, what makes it unique, and what is required to conserve and enhance that uniqueness.

1.24 The evidence can be broken down into two parts:

- The views and experiences of our local communities and those with a stake in the future of the District; and
- Technical research in the form of published studies

1.25 The LPR is supported by a vast amount of national and local information and numerous professional studies. These are referred to at various points in the LPR and are published on the Council's website. This evidence base will be added to as the LPR progresses.

### Structure of the LPR

1.26 The LPR includes a vision, strategic objectives and a set of policies which together provide a policy framework for assessing planning applications and guiding development across West Berkshire. It is set out as follows:

- **Introduction and context**
- A **spatial portrait** which describes and sets out a snapshot of West Berkshire in facts and figures
- Our **Vision** of what West Berkshire will look like in 2039
- Our **Strategic Objectives** which represent the key delivery outcomes that the LPR should achieve and against which its success will be measured
- Our **Development Strategy** which sets out our overall approach for managing growth and change across the District up to 2039 and which outlines our place based approach focusing on the following spatial areas:
  - Newbury and Thatcham
  - Eastern Area
  - North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- **Strategic policies (SP)** which set out the overarching principles for development and which are considered fundamental to achieving the vision and strategic objectives, focusing on:
  - Our place based approach
  - Our environment and surroundings
  - Delivering housing
  - Fostering economic growth and supporting local communities
- **Non-strategic site allocation policies (RSA and ESA)** which, led by the capacity of the landscape, allocate large, medium and small residential and mixed-use sites (RSA) and also employment sites (ESA) for development within each of the spatial areas
- **Development management policies (DM)** which are considered in the context of the strategic policies, providing more detail on specific issues

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

- **Appendices** which set further technical information and guidance to assist in implementing the policies, including **Implementation and Monitoring**
- **Policies Map** which geographically illustrates the LPR policies

### Testing the LPR

**1.27** All local plans must be accompanied by a sustainability appraisal (SA) of the plan. The SA offers a systematic and robust way for checking and improving on plans and their policies as they are being developed. It helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans, and thus contributes to sound plan making.

**1.28** The SA process is intended to be an integral part of preparing a local plan, rather than an adjunct to it. The SA of the Draft LPR has been fully integrated into the plan-making process, so that it has informed and influenced the LPR as it has evolved. The SA will continue to evolve as the LPR progresses.

### Next steps

**1.29** Once the Regulation 19 stage is complete, the Council will submit an updated Draft LPR to the Secretary of State who will then appoint an independent Planning Inspector to undertake a 'public examination' of the Draft LPR. During the examination process, the Secretary of State and the independent planning inspector will use the NPPF and comments submitted during the Regulation 19 consultation to determine whether the LPR is sound and legally compliant.

# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 2 Context

**2.1** West Berkshire is a unitary authority of 704 square kilometres, located in the south east of England. About 90% of the District is 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. Approximately 74% of West Berkshire is within the AONB. The valleys of the internationally and nationally important chalk rivers of the Lambourn and Kennet also form two distinctive landscapes threading through the District.

**2.2** The largest settlements include Newbury and Thatcham and the urban areas of Tilehurst, Purley on Thames and Calcot in the east of the District, close to Reading. Newbury is the largest town in West Berkshire and serves as the District's administrative centre.

**2.3** The population estimate of the District is 161,400 (Census 2021). Approximately 44% of residents live in the Newbury and Thatcham urban areas, 17% in the suburban areas to the west of Reading borough with the remainder in the rural areas. This rural population is dispersed across a large number of villages and smaller settlements each of which has its own identity, as well as its own specific needs and concerns.

**2.4** This rural dimension is very important in shaping the character of West Berkshire, its communities, economy and environment. The importance of agriculture, the horseracing industry and other rural businesses, the prominence of landscape and countryside along with the small scale and dispersed nature of rural communities, are all important issues and challenges to be considered through the review of the Local Plan. The rural environment of West Berkshire adds significantly to the quality of life enjoyed by urban residents of the District and is a considerable asset for the area.

**2.5** West Berkshire is part of the Thames Valley which is recognised as the most dynamic and competitive sub-regional economy in the UK. Employment provision in West Berkshire is diverse and, notwithstanding the current economic uncertainty which both COVID-19 and Brexit bring, rates of employment in the District are high.

**2.6** 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 and the line has been electrified between London and Newbury. These locational factors, combined with high quality urban and rural areas, contribute towards making the area a popular place to live and work.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 3 Shaping West Berkshire: Vision and Objectives

### Our Vision

**3.1** West Berkshire will provide the space and environment for sustainable development, including supporting infrastructure, that retain and attract creative and sustainable business growth with training and employment opportunities. A variety of different sectors together with a combination of larger businesses and small and medium-sized enterprises will ensure a resilient and sustainable economy. The local economy will help to create benefits for the environment, culture and social well-being.

**3.2** Making available carbon neutral housing of different types, sizes, tenures and affordability will be a priority in order to provide West Berkshire residents with homes and environs at sustainable locations in towns and villages that meet their needs, whatever their income, stage of life and ability.

**3.3** Development and infrastructure will be sustainable, contributing to our aim to deliver carbon neutral by 2030 and thereafter<sup>(5)</sup>, and of a high quality design that is in keeping with the character and local distinctiveness of the area. Development will be better connected to local services, facilities and open space within the District, and where relevant, in adjoining local authority areas, by favouring more sustainable means of travel including reducing the need to travel, all of which will foster community cohesion, health and wellbeing. Development will no longer contribute to the pollution of our air and water supply, including our rivers and aquifers. Development will be energy efficient in order to reducing our carbon footprint, minimise the risk of flooding, take advantage of new technologies as they emerge and by integrating green space and green infrastructure be adaptable for higher temperatures which may become the norm.

**3.4** West Berkshire's landscape in the North Wessex Downs will remain of outstanding value and its biodiversity more abundant in settlements and the surrounding countryside. Heritage assets will be conserved and enhanced and there will be greater opportunity for enjoyment and appreciation of the special qualities of the built and natural environment.

### Our Strategic Objectives

**3.5** Our strategic objectives are all-encompassing, interrelated and apply in both urban and rural areas. They represent the key delivery outcomes that the LPR should achieve and it is against these objectives that the success of the LPR will be measured.

#### 1. Climate Change

To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.

#### 2. Housing

To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations.

#### 3. Sustainable and Quality Development

To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

#### 4. Economy

To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities.

#### 5. Town Centres

To enhance the vitality and viability of town and district and local centres in West Berkshire as places for shopping, leisure and community activities.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### **6. Culture**

Together with partners, to develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.

### **7. Heritage**

To conserve and enhance the local distinctive character, identity, significance and special interest of the built, historic and natural environment in West Berkshire's towns, villages and countryside.

### **8. North Wessex Downs AONB**

Together with partners, to continue to conserve and enhance the North Wessex Downs AONB, with appropriate landscape-led development delivering wider environmental, economic and social benefits.

### **9. Green Infrastructure and Healthy Living**

To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.

### **10. Transport**

To make provision for transport networks that support sustainable growth in West Berkshire and to promote low emission transport choices.

### **11. Infrastructure**

To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development in accordance with the detail set out in the Infrastructure Delivery Plan (IDP).



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 4 Development Strategy: Our place based approach

### Background

4.1 The spatial strategy sets out our overall strategy for the pattern and scale of development across the District. It seeks to deliver the spatial vision and objectives for the District and has been informed by:

- National planning policy
- Other plans and strategies
- Key pieces of the evidence base
- Responses to previous consultation on the LPR

#### National planning policy

4.2 The NPPF says that local plans should provide a positive vision for the future; a framework for addressing housing needs and other economic, social and environmental priorities. A local plan should contribute to the achievement of sustainable development and plan positively for development and infrastructure in co-operation with neighbouring authorities. The NPPF promotes the effective use of land including re-using previously developed land, encourages higher densities in urban areas of high housing demand and refers to the need to release small and medium sized sites for development.

#### Other plans and strategies

4.3 Key Council strategies are reflected in the West Berkshire Vision 2036, prepared by the West Berkshire Health and Wellbeing Board, which contains five strategic aspirations:

- A West Berkshire where everybody has what they need to fulfil their potential
- A West Berkshire with a housing mix with something for everyone
- A West Berkshire that welcomes business, enterprise and industry into a productive, growing and dynamic local economy
- A West Berkshire where the health and wellbeing of residents of all ages and backgrounds is good
- A West Berkshire with both beautiful and diverse natural landscapes and a strong cultural offering

4.4 A climate emergency was declared by the Council in July 2019 followed by publication of and an Environment Strategy 2020-2030, a strategic plan for the District which aims to deliver carbon neutrality by 2030.

#### Key pieces of evidence

4.5 The scale of growth that is required during the plan period is informed by:

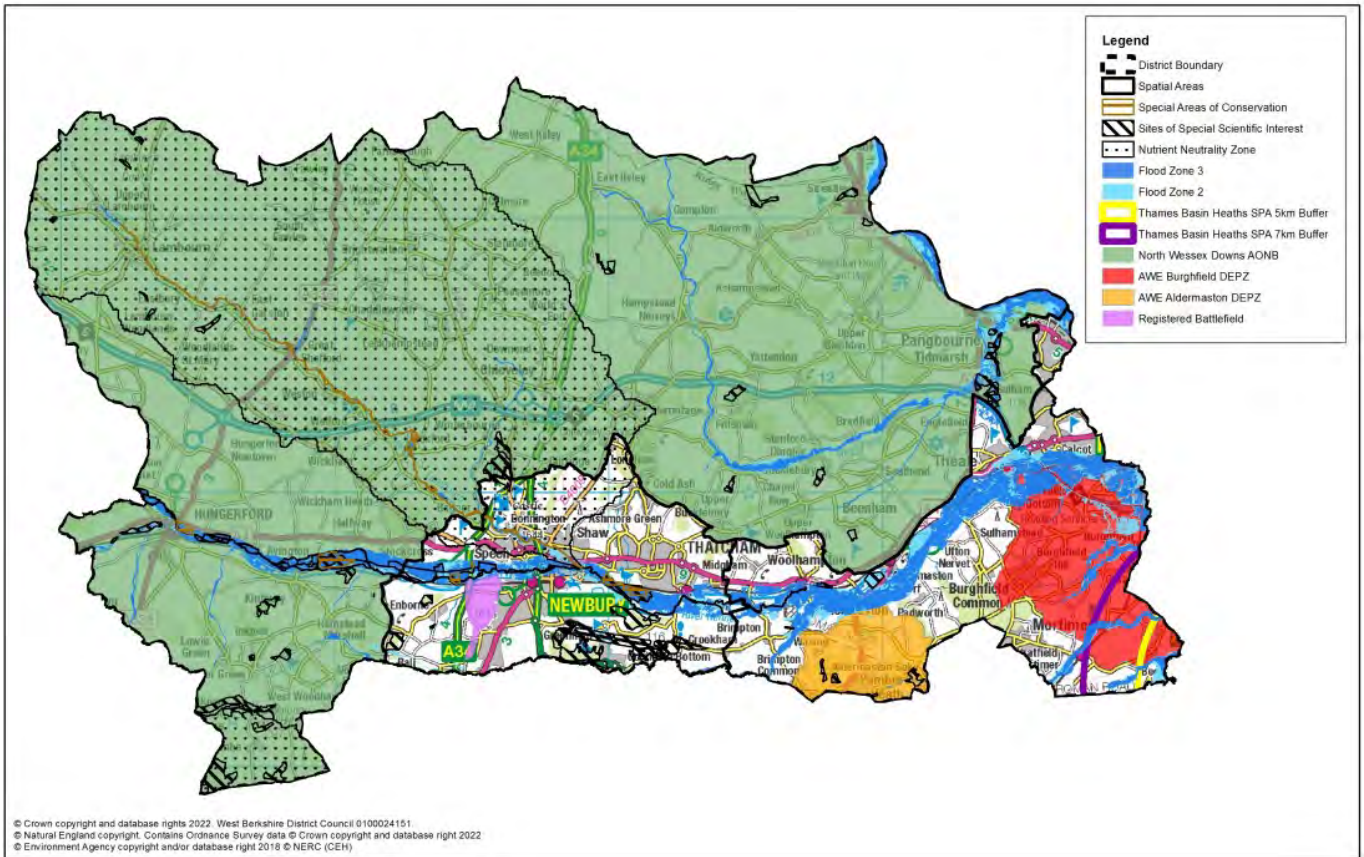
- The local housing need (LHN) conducted using the standard method in national planning guidance. The LHN for West Berkshire is 513 dwellings per annum, using a 2022 base date.
- The Employment Land Review which sets out the scale of provision that is needed for future business and industrial floorspace in West Berkshire.
- The Retail and Commercial Leisure Assessment which sets out the need for comparison and convenience retail floorspace in the District
- The Housing and Economic Land Availability Assessment (HELAA) which identifies potential land for development and assesses its suitability, availability and achievability.

#### Constraints

4.6 West Berkshire contains a number of physical and environmental constraints which influence the location of development. At a strategic level these include the North Wessex Downs AONB, which covers 74% of the District, substantial areas liable to flood, the presence of Atomic Weapons Establishments (AWE) at Aldermaston and Burghfield, a registered battlefield to the west of Newbury, various international and national nature conservation designations and the River Lambourn Nutrient Neutrality Zone (NNZ) as identified in Figure I below. In addition, there are other designations including conservation areas and historic parks and gardens which due to scale are not included in figure 1, but which are included on the Policies Map.

# Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Figure 1 West Berkshire Constraints**



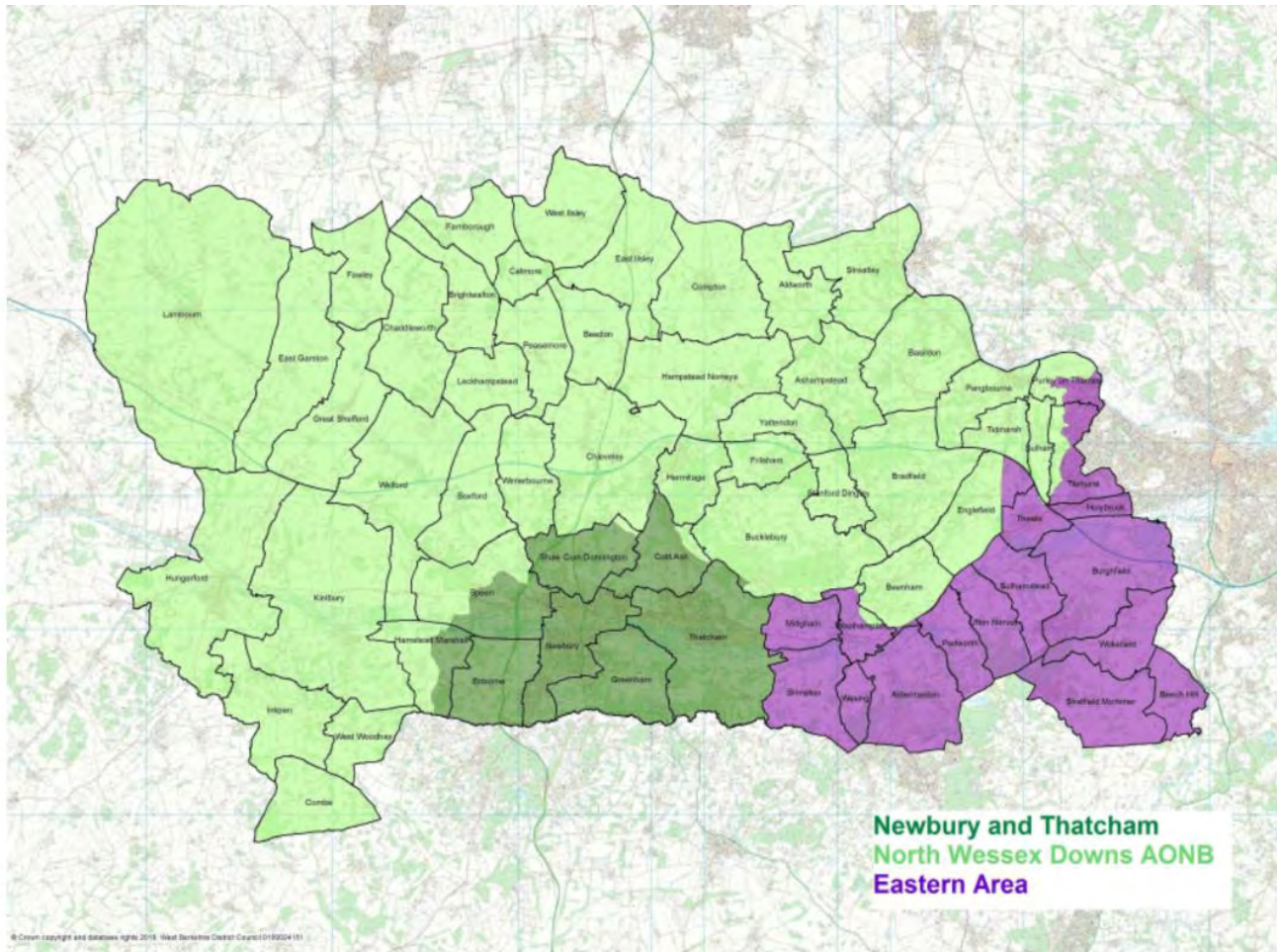
## The Spatial Areas

4.7 West Berkshire is a diverse area and previous consultation<sup>(6)</sup> reaffirmed that the approach of dividing the District into geographical areas remains an appropriate mechanism to deliver the spatial strategy. The four spatial areas of the West Berkshire Core Strategy (2012) have been reduced to three in the LPR, by combining the Eastern Area and the East Kennet Valley (as shown in figure 2). Though there are significant differences in character within the Eastern Area and East Kennet Valley (as set out in the Core Strategy), this is true of all the spatial areas. Whilst the functional relationships within this area of the District are also complex, no area can be seen in isolation; there is interaction within and between all the spatial areas. The rural service centre of Theale sits on the edge of the Eastern Area (as set out in the Core Strategy) but it could easily be argued that it has more in common with the East Kennet Valley. In strategic planning terms the Eastern Area (as set out in the Core Strategy) is small and difficult to plan for in isolation. Combining with the East Kennet Valley area in the LPR gives more flexibility in spatial planning terms for future development.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Figure 2 The Spatial Areas 2022



### Newbury and Thatcham Area

4.8 The spatial area comprises the parishes of Newbury, Thatcham, Greenham and Enborne, together with those parts of Speen, Shaw cum Donnington and Cold Ash which lie outside the North Wessex Downs AONB. It includes the main urban areas of Newbury and Thatcham, together with their significant rural hinterland which includes a number of smaller villages, such as the service village of Cold Ash which sits within open countryside on the edge of the North Wessex Downs AONB to the north and west. The character of these rural areas visibly contrasts with the more urban areas of Newbury and Thatcham.

4.9 Whilst Newbury and Thatcham are separate and distinct towns with their own character, they are geographically close and functionally related. Both towns have significant employment provision and Newbury provides many of the major services, including retail and leisure facilities. There is significant movement between the two towns and transport linkages, by rail and road are vital.

4.10 The area is well located in terms of access to rail and to the strategic road network. There are train stations at Newbury, Newbury Racecourse and Thatcham enabling rail access to Reading and London and to the West Country.

4.11 The Newbury and Thatcham urban area is the main focus for development in the current Local Plan and will remain the focus in the LPR. Though there are constraints of flood zone and designated heritage assets, including the registered battlefield of the First Battle of Newbury (1643) immediately to the west of Newbury, there are also opportunities for brownfield development, particularly in Newbury, and for allocation of additional greenfield sites.

### The Eastern Area

4.12 The new Eastern Area is a diverse area that includes the land to the west of Reading which abuts the North Wessex Downs AONB and the parishes in the more rural south east of the District, to the east of Thatcham, which lie outside the AONB. The urban areas of Tilehurst, Purley on Thames and Calcot have a close functional relationship with Reading and will continue to benefit from the facilities and services it provides. The spatial area includes the

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

rural service centres of Theale to the south of the M4, and Burghfield Common and Mortimer, which have a more rural setting. The Kennet and Avon Canal and River Kennet which run from west to east through the whole of the District, cross the southern part of this area, with a number of villages along the canal/river route such as Woolhampton and Aldermaston Wharf.

**4.13** There is significant employment provision within this area. The Atomic Weapons Establishment (AWE) has two major sites in this area, at Aldermaston and Burghfield, is of national significance and is an important provider of local jobs. There is a business park at Arlington near Theale and a number of other employment areas comprising small industrial estates. The main transport links include the mainline railways linking the West Country with Reading and London, and Reading with Basingstoke and the south coast. There are stations at Theale, Midgham, Aldermaston and Stratfield Mortimer.

**4.14** The Eastern Area has significant constraints. The North Wessex Downs AONB abuts the western edge of the built up area of Tilehurst and Calcot and there are extensive areas of floodplain to the south of Holybrook. The two AWE establishments have significant implications for the future level of development in this area. The Detailed Emergency Planning Zone (DEPZ) required under legislation for Aldermaston and Burghfield is reviewed every three years and is a major factor in the assessment of sites in this location. There are also limited opportunities for redevelopment of brownfield land within existing settlement boundaries.

#### **The North Wessex Downs AONB**

**4.15** The North Wessex Downs AONB covers 74% of West Berkshire and is an area where the landscape is managed to conserve and enhance its natural beauty in accordance with its national designation. It includes the rural service centres of Hungerford, Lambourn and Pangbourne, together with the service villages of Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage and Kintbury.

**4.16** The area makes a significant contribution to the uniqueness of West Berkshire with its primarily agricultural landscape with villages and a small towns which have a strong sense of identity. Hungerford is the largest town, a historic market town with a role as a tourist destination, based on its retail offer, cultural events and as a base to explore the surrounding countryside. Lambourn is a key service centre for the surrounding rural area and serves as the heart of one of the most important areas for horseracing in the country. Pangbourne is a thriving village community with a good range of retail and leisure facilities and good access by rail to Reading, Oxford and beyond.

**4.17** The Core Strategy planned for the delivery of up to 2,000 homes over the period 2006 – 2026 in this area. The Inspector examining the Core Strategy required this to be expressed as a maximum amount in view of the national landscape designation. There are existing allocations in the AONB at the rural service centres and service villages that are still to be delivered and which will largely meet housing need in this rural area. Hungerford, Lambourn, Compton and Hermitage have designated neighbourhood areas for the preparation of neighbourhood plans and the rural service centre of Pangbourne, has limited development opportunities. Additional development for the period beyond 2026 will therefore be limited and will come in part through allocations within NDPs. The strategy for the AONB is set out in Policy SP2.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## The Spatial Strategy

### Policy SP1

#### Spatial Strategy

The overarching spatial strategy for West Berkshire will deliver the spatial vision and strategic objectives for the District over the plan period and inform the preparation of neighbourhood plans (NDPs). The strategy:

- a. directs development to areas of lower environmental value
- b. optimises the use of previously developed land
- c. optimises the density of development to make the best use of land whilst conserving and enhancing the distinctive character and identity of the built, historic and natural environment

The development approach will be based on three spatial areas:

- Newbury and Thatcham
- Eastern Area
- North Wessex Downs AONB

The focus of development, in each spatial area will be required to follow the District-wide settlement hierarchy set out in Policy SP3 which takes account of the function and sustainability of settlements and promotes sustainable communities.

Development and redevelopment within the settlement boundaries of those settlements identified in Appendix 2 and outlined on the Policies Map will be supported. Outside of settlement boundaries, land will be treated as open countryside where development will be more restricted, as set out in Policy DM1 and DM35.

In each spatial area, opportunities should be taken to make the best use of previously developed land with higher densities of development in locations such as town centres, where the extent and capacity of supporting infrastructure, services and facilities is the greatest.

Density on individual sites will vary according to their location and context, size of developable area and site specific issues such as shape and access:

- Within Newbury, Thatcham, Tilehurst, Purley on Thames and Calcot, developments are expected to secure a net density of at least 35 dwellings per hectare with densities of at least 70 dwellings per hectare in town centres and for flatted developments along main transport routes and close to transport nodes.
- Within other defined settlements developments are expected to secure a net density of at least 30 dwellings per hectare with higher densities achievable in the centres of Hungerford, Pangbourne and Theale.
- Developments on the edge of defined settlements are generally expected to secure a net density of 30 dwellings. However, lower density developments will be appropriate in certain areas of the District that are particularly sensitive to the impact of intensification and redevelopment. This may be because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport.

The strategy will deliver a range of site sizes for residential development. There are already significant existing commitments throughout the District. Additional development will come forward on both large strategic sites and smaller non-strategic sites allocated in the LPR and in some neighbourhood plans, together with infill development, including that on windfall sites within settlement boundaries. Allocations will be related to the role and function of settlements and the development opportunities identified through the HELAA.

Town centres will be expected to continue to play a vital role for communities and will need to adapt to meet the changing needs of communities. Main town centre uses will be located in accordance with Policy SP22. Within town centres, schemes will be of an appropriate scale and character to respond to the role and function of the centre and to support sustainable communities.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Employment development to meet the existing and future economic demands of businesses will be directed to sites allocated for employment land, to sites within settlement boundaries, to Designated Employment Areas (DEA) and to existing suitably located employment sites, to help promote sustainable patterns of development, prioritise the use of previously developed land and support the retention of these areas for employment uses. In accordance with Policy SP20 and Policy SP22, proposals for office development will be directed to town and district centres and DEAs.

Proposals to strengthen and diversify the rural economy will be encouraged, particularly where they are located in or adjacent to Rural Service Centres and Service Villages identified in the settlement hierarchy. Existing small and medium sized enterprises within the countryside will be supported in order to provide local job opportunities and maintain the vitality of smaller rural settlements and their communities.

Demand for travel will be managed, and accessibility to sustainable transport opportunities increased through improving choice in transport modes. Existing community infrastructure will be protected and, where appropriate, enhanced. Infrastructure requirements will be set out in the Infrastructure Delivery Plan (IDP).

The District's historic environment and environmental assets will continue to be protected and enhanced and used positively in development to establish a distinctive sense of place that nurtures human health and wellbeing.

### **Newbury and Thatcham**

Newbury will retain its traditional market town heritage and continue to fulfil its key role as the administrative centre and major town centre for the District. Opportunities will continue to be taken to regenerate and enhance the townscape of the town centre and its periphery.

Newbury will be a focus for housing development. An urban extension on greenfield land to the south of Newbury, at Sandeford Park will provide a new residential neighbourhood with supporting facilities and green infrastructure in accordance with Policy SP16. Smaller scale developments will include redevelopment of previously developed land.

Thatcham will be a focus for regeneration, for new housing and for improved provision of services and facilities. A new urban extension to the north east of the town will provide a new residential neighbourhood with supporting facilities and green infrastructure in accordance with Policy SP17. Opportunities will be taken to maintain and enhance the identity of Thatcham separate to that of Newbury and its surrounding rural settlements in accordance with Policy DM2.

Newbury and Thatcham will remain the focus for business development, with Newbury the main focus for office development. DEAs in this spatial area will play a vital role in meeting the existing and future economic needs of the District.

The villages in the surrounding area will retain their existing role and separate identity, with settlement boundaries and Policies SP8, DM1 and DM2 ensuring that physical separation is maintained.

### **Eastern Area**

The individual identities of the separate settlements within this area will be maintained and the high quality landscape and environmental assets in this part of West Berkshire will be conserved and enhanced.

Theale will be a focus for additional housing through existing commitments and new allocations.

The area will continue to be important for business development with the retention of DEAs.

### **North Wessex Downs AONB**

The North Wessex Downs AONB will have appropriate and sustainable growth that conserves and enhances its special landscape qualities as set out in Policy SP2.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Supporting text

**4.18** The principles which underlie the spatial distribution stem from the overriding objective of enabling sustainable development, development that will meet the social and economic needs of the District while conserving and enhancing the environmental assets of the District and meet the objective to mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.

**4.19** The LPR aims to build on the principles of the Core Strategy with regard to the spatial distribution of development. The focus will be on existing settlements, using the settlement hierarchy, set out in Policy SP3. This steers development to the most sustainable areas, with an appropriate balance between urban and rural development, in order to meet local needs and maintain vibrant and balanced communities with their own sense of identity, while conserving and enhancing the environmental assets of the District. The existing urban areas are regarded as the most suitable locations for future development by virtue of their existing access to services and facilities, thereby providing the opportunity to reduce out-commuting and the need to travel. Development in Newbury and the smaller towns of the District is seen as contributing not only to their regeneration, through provision of additional services and facilities, but also to the rural areas they serve.

**4.20** The strategy seeks to make effective use of brownfield land. Opportunities for infill development and for re-use of brownfield land are greatest in those settlements at the upper levels of the hierarchy, particularly in Newbury. Further greenfield allocations are, however, needed, and the plan allocates a range of sites of varying sizes. The allocation of sites takes account of the evidence from the HELAA, SA and the settlement hierarchy, with higher levels of development at the higher levels of the hierarchy.

**4.21** The approach in the different spatial areas reflects the different characteristics of the different parts of West Berkshire. Policies SP13 -15 set out the proposed allocations for residential and mixed use development in the separate spatial areas and the housing requirements for neighbourhood plans.

**4.22** The NPPF indicates that the efficient use of land is a priority<sup>(7)</sup> and that planning policies should support development that makes efficient use of land. West Berkshire is a diverse area and densities achieved will reflect this diversity. Higher densities will be sought in town centre locations, having regard to the sustainability of the location and the character and amenity of the surroundings. The policy makes clear that site specific constraints and local character may justify variations from the densities set out in the policy.

**4.23** The West Berkshire Density Pattern Book<sup>(8)</sup> provides more information on the densities that are typical in the different part of the District and will be used by the Council as a starting point to guide development.

7 NPPF Paragraphs 119 and 120

8 West Berkshire Density Pattern Book: David Lock Associates, September 2019

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**North Wessex Downs AONB****Policy SP2****North Wessex Downs AONB**

The North Wessex Downs Area of Outstanding Natural Beauty (AONB) will have appropriate and sustainable growth that conserves and enhances its special landscape qualities. Development will be required to respond positively to the local context, conserving and enhancing local distinctiveness, sense of place and setting of the AONB. The strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland, should be preserved. The conservation and enhancement of the natural beauty of the landscape will be the primary consideration in the assessment of all development proposals.

Development in the North Wessex Downs will be required to support its local communities and rural economy in a manner commensurate with the statutory status of the AONB as a nationally valued landscape. Planning permission will be refused for major development in the AONB except in exceptional circumstances, and where it can be demonstrated to be in the public interest.

In determining what constitutes major development, the Council will consider whether the development, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the landscape and scenic beauty of the AONB. This will include the consideration of the individual characteristics of a proposal and its context and the impact of cumulative development.

If an application is deemed to be major development then further consideration will take account of:

- a. The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- b. The cost of, and scope for, developing elsewhere outside the AONB, or meeting the need for it in some other way; and
- c. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

If it is considered that exceptional circumstances exist and development would be in the public interest, all opportunities to conserve and enhance the special qualities of the AONB will be sought.

**Supporting text**

**4.24** The primary purpose of AONB designation, 'to conserve and enhance the natural beauty of the area', is set out in the Countryside and Rights of Way Act 2000. The North Wessex Downs AONB covers 74% of West Berkshire and its natural beauty is a function of the relationship between people and place over time. It encompasses everything that makes the area distinctive: the area's geology and landform; its climate, soils and rivers; its wildlife and ecology; its rich history of human settlement and land use over millennia; its archaeology and buildings and cultural associations; and the people who have occupied the area in the past and those who currently live and work there. It is inevitable and appropriate that this unique landscape will continue to change and develop but it is important that this is done in a way that conserves and enhances its special qualities. Under Section 85 of the Countryside and Rights of Way Act 2000, the Council has a duty to have regard to the primary purpose of designation and so this policy makes clear that the North Wessex Downs will have appropriate sustainable growth throughout the plan period to support its local communities and rural economy in a manner commensurate with its statutory status.

**4.25** The [North Wessex Downs AONB Landscape Character Assessment \(2002\)](#) draws out the special qualities of the landscape and identifies the main issues that will need to be addressed to conserve its special character and outstanding qualities. It is complemented by the [West Berkshire Landscape Character Assessment \(2019\)](#) which identifies in more detail the sensitivities and qualities of the features that are particularly valued for their contribution to landscape character (i.e. if any one attribute ceased to exist, it would change the character to the detriment of the landscape).

**4.26** The Countryside and Rights of Way Act (2000) requires local authorities to produce management plans for AONB within their areas. The review, production and publication of the [Management Plan for the North Wessex Downs](#), (currently covering the period 2019-2024) together with the coordination of its delivery, has been delegated

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

by the Council to the North Wessex Downs AONB Partnership (Council of Partners<sup>(9)</sup>). It supports and complements the LPR, setting out a spatial policy framework that reflects national and local issues to ensure the AONB's natural heritage, landscape and built character are conserved, the local economy is supported and use of the AONB for recreation is encouraged. It sets out the approach that the AONB Council of Partners will take on particular issues and will be used, where relevant, as a material consideration in the assessment of planning applications in West Berkshire.

**4.27** The policy also sets out what constitutes major development and, if an application is deemed to constitute major development, how that application will be considered. Firstly, an assessment will be made to determine whether development constitutes major development. The NPPF is clear that this is a matter for the decision maker. For the purposes of this policy, all of the following principles will be applied when determining whether an application constitutes major development:

- i. The starting point will be the definition of major development in the *Town and County Planning (Development Management Procedure) (England) Order 2015*, or to proposals that raise issues of national significance;
- ii. For applications below the *Town and County Planning (Development Management Procedure) (England) Order 2015* threshold, the Council will consider development proposals on a case by case basis;
- iii. For all applications a judgement will then be made in light of all of the circumstances of the application and the context of the application site;
- iv. The final determination as to whether the development is major development will consider whether it has the potential to have a significant adverse impact alone or in combination with other development. It will not include an in-depth consideration of whether the development will in fact have such an impact;
- v. The application of other criteria may be relevant to the considerations, but will not determine the matter or raise a presumption either way.

**4.28** If the proposal is considered to be major development, then the following factors, as set out in the policy, will be taken into account:

- vi. The need for development in the location proposed. Where residential development is proposed, taking account of any local need identified by the Council or Neighbourhood Plan and bearing in mind that housing in the AONB should focus on the needs of its local communities;
- vii. Detrimental effects on businesses and employment in the local economy, in particular any that is specific to the site or location as opposed to general benefits to a sector such as on the construction industry;
- viii. The cost of, and scope for, meeting the need in some other way, on the assumption that it is a local need which should ideally not be met outside the AONB;
- ix. Detrimental effects on the environment, including biodiversity and cultural heritage, and the extent to which the effects can be moderated;
- x. Detrimental effects on the landscape and the extent to which the effects can be moderated;
- xi. Detrimental effects on recreational opportunities and the extent to which the effects can be moderated; and
- xii. Whether there is a reasonable expectation that exceptional circumstances exist and that it could be demonstrated that development would be in the public interest.

<sup>9</sup> This Partnership was formed in July 2001 to oversee the future of the AONB. It includes not only the nine constituent local authorities of the North Wessex Downs but also representatives of the local communities, the farming and rural business community, those representing nature conservation, heritage and landscape, and recreation interests, including members of government and voluntary agencies. The Partnership is underpinned by a small AONB delivery team.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Settlement Hierarchy

### Policy SP3

#### Settlement Hierarchy

Development in West Berkshire will be required to comply with the spatial strategy set out in Policy SP1. The focus of development will follow the District-wide settlement hierarchy which takes account of the function and sustainability of settlements across the District and promotes sustainable communities. The scale of development proposals will be expected to be relative to the existing or proposed level of facilities and services in the settlement, together with their accessibility.

**Urban Areas:** Newbury, Thatcham, Eastern Urban Area (Tilehurst, Calcot, Purley on Thames)

The urban areas will be the prime focus for housing and economic development, offering development potential through:

- a. Regeneration and change in the existing built up area including the redevelopment of suitable previously developed sites for both housing and employment purposes;
- b. Strategic and non-strategic sites allocated for housing and economic development through other policies in the LPR or neighbourhood plans;
- c. The retention of the individual identity of adjacent settlements; and
- d. The necessary supporting infrastructure.

**Rural Service Centres:** Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne, Theale

These larger rural settlements offer development potential appropriate to the character and function of the settlement through:

- e. Infill or changes of use within the settlement boundary;
- f. Non-strategic sites allocated for housing and economic development through other policies in the LPR or neighbourhood plans; and
- g. Rural exceptions affordable housing schemes

**Service Villages:** Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury, Woolhampton

These smaller rural settlements may offer some limited and small-scale development potential, appropriate to the character and function of the village, in order to meet local needs through:

- h. Infill or changes of use within the settlement boundary;
- i. Non-strategic sites allocated for housing and economic development through other policies in the LPR or neighbourhood plans; and
- j. Rural exceptions affordable housing schemes.

Development in smaller settlements with settlement boundaries, and which are not included in the settlement hierarchy, will be delivered in accordance with Policy SP1. Development outside of these settlements, in other rural hamlets and in isolated groups of development will be restricted to that which is appropriate in a rural area as set out in Policy DM1.

## Supporting Text

**4.29** The policy has been informed by a re-assessment of the existing settlement hierarchy used for the West Berkshire Core Strategy (2006 – 2026) Development Plan Document. The revised and updated settlement hierarchy ensures that new development planned throughout the Plan period continues to be directed to the more sustainable settlements, is appropriate for the settlement in question and is adequately supported by infrastructure and services.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**4.30** The hierarchy categorises the District's settlements according to their different roles, and groups them accordingly. At the top of the hierarchy are the larger towns and areas that fulfil the most functions and which are the most sustainable. The smaller settlements with fewer functions are towards the bottom of the hierarchy.

**Table 1 District Settlement Hierarchy**

Type	Role and function	Settlements
Urban Areas	The main urban areas with a wide range of services and opportunities for employment, community and education. Serving a large catchment area with good levels of accessibility and frequent public transport provided to a large number of destinations.	<ul style="list-style-type: none"> <li>• Newbury</li> <li>• Thatcham</li> <li>• Eastern Urban Area (Tilehurst, Calcot, Purley on Thames)</li> </ul>
Rural Service Centres	Settlements with a good range of key services and opportunities for employment, community and education. They serve a wide catchment area and contain reasonable accessibility and regular public transport provided to a number of destinations.	<ul style="list-style-type: none"> <li>• Burghfield Common</li> <li>• Hungerford</li> <li>• Lambourn</li> <li>• Mortimer</li> <li>• Pangbourne</li> <li>• Theale</li> </ul>
Service Villages	Smaller settlements with a more limited, yet valued, range of key services and opportunities for community and education with some localised employment. They serve a small local catchment, contain a lower level of accessibility and provide often limited public transport in terms of destination choice and ease of commuting.	<ul style="list-style-type: none"> <li>• Bradfield Southend</li> <li>• Chieveley</li> <li>• Cold Ash</li> <li>• Compton</li> <li>• Great Shefford</li> <li>• Hermitage</li> <li>• Kintbury</li> <li>• Woolhampton</li> </ul>

**4.31** Development over the plan period will build upon the existing settlement pattern and direct most development to those urban areas which have the infrastructure and facilities to support sustainable growth. The main focus for growth will therefore be Newbury, Thatcham and the east of the District. Focusing further growth in these areas has the potential to make the best use of previously developed land and house residents close to jobs, shops, leisure and cultural facilities and public transport.

**4.32** Outside of these areas, the six rural service centres across the District provide a focal point for the surrounding villages and rural areas in terms of the provision of services and facilities. Although they do not have as wide a range of services as the urban areas, they are still sustainable locations.

**4.33** There are a number of other villages across the District which have been identified as service villages. Most are in the AONB. These offer a more limited range of services but act as focal points for their surrounding rural areas.

**4.34** The characteristics of the individual rural service centres and service villages vary, reflective of the diverse nature of West Berkshire. They are not intended to have the same amount of growth as each other; instead, the level of growth will depend on the role and function that they perform for the surrounding spatial area, and will be related to their location, size, range of facilities and services as well as the availability of suitable development opportunities. Their sustainability will be considered alongside other factors, particularly environmental constraints such as the AONB or the DEPZ around the AWE sites of Aldermaston and Burghfield. Due to these environmental constraints the development potential within these areas could be more limited and specific regard should be given to Policies SP2 North Wessex Downs AONB and SP4 Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield.

**4.35** Settlements outside of the settlement hierarchy will deliver additional development but this will be limited to infill or change of use within the settlement where a settlement boundary has been defined, and to rural exception schemes for affordable housing to meet local needs. Some limited development is important for the long-term sustainability of rural communities. Outside these settlements, in the countryside, a more restrictive approach to development will be taken as set out in other policies in the LPR .

# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## AWE Aldermaston and Burghfield

### Policy SP4

#### Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield

In the interests of public safety, and to ensure that any proposed developments do not pose an external hazard to the AWE sites, any new development of a type more particularly described in the table below <sup>(10)</sup> located in the Detailed Emergency Planning Zone (DEPZ)<sup>(11)</sup> of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) and/or Ministry of Defence (MoD) have advised against that development and/or object.

The ONR will be consulted on applications for new development in the DEPZ, Outer Consultation Zone (OCZ) <sup>(12)</sup> and any other consultation zone as detailed on [ONR-website](#) which meets the consultation criteria described in the table below (as may be amended by the ONR from time to time).

For development proposals in the DEPZ and OCZ for each of AWE's sites, consideration will be given as to how the proposed development would impact on the AWE Off-Site Emergency Plan and supporting documents.

#### Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation

AWE Aldermaston (AWE A)		AWE Burghfield (AWE B)
Zone	Development Type	
DEPZ	Any new development, re-use or re-classification of an existing development that could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan.  Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.	
OCZ	Any new residential development of 200 dwellings or greater.  Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons).  Any new non-residential development that could introduce vulnerable groups to the OCZ.  Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.	
12km zone	A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.	

ONR's website provides non exhaustive examples of the types of developments that could pose an external hazard to a nuclear licensed site and the examples of the type of developments ONR would expect to be consulted on.

The maps set out in Appendix 3 provide the mapping information, as at March 2020 in relation to the DEPZs, OCZs (5km) and the 12km consultation zones for each AWE site as per the ONR consultation criteria.<sup>(13)</sup>

### Supporting Text

**4.36** There are two nuclear licensed sites located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE A) and in Burghfield (AWE B). These are operated by AWE plc on behalf of the Ministry of Defence and regulated by the Office of Nuclear Regulation (ONR) (as well as other regulators).

10 This table reflects the ONR's consultation criteria as at 2022 – please note that these may change over time and the Policy SP4 reflects the Council's intention to follow the latest ONR guidance from time to time  
 11 Detailed Emergency Planning Zone (DEPZ) as defined by REPIR and as detailed on the Council's [website](#)  
 12 Outer Consultation Zone (OCZ) and 12km zones defined on ONR website along with relevant distances and centre points  
 13 It should be noted that the ONR 12km land use planning area should not be confused with the REPIR Outer Planning Zones (OPZ) for the AWE sites. OPZs are for emergency planning use only. In 2022 they were AWE Aldermaston 15km and AWE Burghfield 12km.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

4.37 Both AWE sites are core to sustaining the UK government's nuclear deterrent and support national defence and security.

4.38 There are hazards associated with the authorised use of these sites including conventional chemicals, explosives and radiation sources. As a result of the quantities and types of material involved, the sites are also regulated under the following key legislation:

- a. The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)<sup>(14)</sup>. Both sites fall within the scope of REPPIR legislation. The regulator for these sites is the ONR;
- b. Control of Major Accident Hazards Regulations 2015 (COMAH)<sup>(15)</sup>. Under these regulations AWE A is a Lower Tier COMAH site. The joint regulators for this site are the ONR and the Environment Agency (EA). AWE B does not fall under the COMAH regulations at the present time (2022);
- c. Explosive Regulations 2014<sup>(16)</sup>. Both AWE A and AWE B sites have explosives on site and AWE plc holds an explosives licence for both sites. The regulator is the ONR.
- d. Environmental Permitting (England and Wales) Regulations 2016 (EPR). Both sites generate and dispose of radioactive wastes. The regulator is the EA.

4.39 The NPPF states at paragraph 45: "*Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them*"

4.40 Furthermore, the NPPF at paragraph 95 states:

*"Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:*

- i. *anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety; and security and*
- ii. *recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area."*

4.41 Paragraph 97(b) (ensuring that operational defence and security sites are not adversely affected by the impact of other development in the area) is complemented by paragraph 187 of the NPPF which provides, amongst other things, that "*planning policies and decisions should ensure that new development can be integrated effectively with existing businesses...*" and that existing businesses "*should not have unreasonable restrictions placed on them as a result of development permitted after they were established*".

4.42 These national policies should be read alongside other relevant policies relating to economic development within the LPR

4.43 The NPPF defines major hazard sites, installations and pipelines as: '*Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (HSE) (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.*'

4.44 The preface to the [guidance](#) accompanying REPPIR 2019 states: "*The provisions in REPPIR have been developed with consideration of provisions in the Control of Major Hazards Regulations 2015 (COMAH) [10] and the Pipelines Safety Regulations 1996 [11] to maximise emergency preparedness consistency between Regulations for major hazards sectors.*"

4.45 Nuclear installations which are regulated by REPPIR present a potential major hazard as a result of the quantities of radioactive materials on the site.

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

15 [COMAH Guidance](#)

16 [Explosives Regulations 2014 -L150](#)

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**4.46** Under the REPPiR legislation a DEPZ must be determined by the local authority where the relevant nuclear site is situated, for the AWE sites this is West Berkshire District Council.

**4.47** The DEPZ determination process, including the data behind the information provided in the Consequence Report prepared and issued by AWE, in 2019, was subject to an unsuccessful Judicial Review brought against the Council.

**4.48** The DEPZ for the AWE sites is the geographic area that in respect of which the AWE Off-Site Emergency Plan must have detailed plans in place and the Council, along with the other agencies involved in the AWE Off-Site Emergency Plan, must be able to respond effectively. The regulators therefore require assurances that the AWE Off-Site Emergency Plan owned by the Council is adequate and can be implemented effectively in order to protect the public.

**4.49** The OCZ and 12km land use planning consultation zones for the AWE sites are determined by the ONR and extends from a geographical centre point on each AWE sites.

**4.50** The DEPZs and OCZs for the AWE sites cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council (see further below).

**4.51** In respect of both AWE sites the ONR is consulted on any applications for new development within the DEPZ, the OCZ and the 12km zone (and any other consultation zone determined by the ONR from time to time) which meet the consultation criteria. These developments may have an adverse impact on the viability and operability of the AWE Off-Site Emergency Plan and/or pose an external hazard to the nuclear sites.

**4.52** The ONR provides advice to the local planning authorities on planning applications for developments around the AWE nuclear licensed sites. This advice seeks to limit the radiological public health consequences to members of the public in the event of a radiation emergency and to ensure that the developments do not pose an external hazard to the sites.

**4.53** Given the potential cumulative effects of any population increase surrounding the AWE sites, it will be necessary to monitor committed and future approved but not built development in partnership with neighbouring councils. The councils will monitor housing completions and commitments as part of the Annual Monitoring Report and send this information directly to the Emergency Planning Services in each council and the ONR for them to make informed judgements when assessing future development proposals.

**4.54** The ONR's decision making process is detailed on its website. <sup>(17)</sup> The ONR will normally advise against a particular development should they not receive adequate assurance from the owner of the Off-Site Emergency Plan that the development can be accommodated within that Plan. As a result, the ONR will consider feedback provided by West Berkshire District Council Emergency Planning Service, as the Plan owner under REPPiR. This feedback is often based on wider consultation with the AWE Off-Site Planning Group (a group of responding local, regional and national agencies). Should it be considered by the responding agencies that the AWE Off-Site Emergency Plan (the Plan) would be adversely affected with no viable and sustainable mitigation options available, such that the Plan would not be able to accommodate the development and therefore protect public health, then normally West Berkshire District Council Emergency Planning Service would submit advice against the development to the local planning authority and inform the ONR. Consideration will be given taking into account the Guidance currently under development.

**4.55** The ONR will provide advice for developments that potentially pose an external hazard to the AWE sites.

**4.56** Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the ONR's consultation zones.

**4.57** During the plan period there may be changes in the inputs to the ONR's process which may result in consequential changes to the consultation zones or criteria. These will be kept under review.

**4.58** During the plan period there may also be changes to the DEPZ as a result of the requirement under REPPiR legislation to undertake formal reviews of the DEPZ at least on a 3 yearly basis or because of a material change in work with ionizing radiation. This may result in the DEPZ for either AWE site remaining the same, extending or reducing in size and geography over time. These will be kept under review.

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

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 5 Our environment and surroundings

### Responding to climate change

#### Policy SP5

##### Responding to Climate Change

The principles of climate change mitigation and adaptation will be required to be embedded into new development, improving the resilience of land, buildings and existing and future communities to the opportunities and impacts arising from climate change. All development should contribute to West Berkshire becoming and staying carbon neutral by 2030. Depending on the nature and scale of proposals, development will be expected to satisfy the following criteria:

- a. To withstand predictable effects from climate change for its expected lifetime;
- b. To take advantage of the latest low and zero carbon technologies and innovations, including digital;
- c. To achieve net zero operational carbon development by applying the energy hierarchy, achieving the highest viable levels of energy efficiency, generating and supplying renewable, low and zero carbon energy, and as a last resort carbon offsetting in accordance with Policy DM4;
- d. To achieve the highest viable levels of energy efficiency;
- e. To generate and supply renewable, low and zero carbon energy for its own use and/or local distribution networks in accordance with Policy DM4;
- f. To provide for sustainable forms of vehicular and personal transport to and from the site and reduce car use in accordance with Policies SP23, DM44 and DM45;
- g. To enable recycling and waste reduction both during construction and occupation;
- h. To manage and conserve adequate water resources and avoid harming water quality and improve it where possible in accordance with Policies DM7 and DM6;
- i. To demonstrate that flood risk from all sources can be avoided or managed in accordance with Policy SP6;
- j. To use sustainable urban drainage systems in accordance with Policy SP6;
- k. To provide for green/blue infrastructure and open spaces within the layout for shading and cooling, to detain surface water run-off and absorb carbon dioxide emissions in accordance with Policy SP10;
- l. To improve wildlife habitat and species conservation and connectivity to allow for movement in response to climate change in accordance with Policy SP11; and
- m. To maintain the integrity of the historic environment and to respect the character and improve the environmental performance of heritage assets without compromising their significance, by adopting principles of reversibility and minimum intervention in accordance with Policy SP9.

Proposals should be accompanied by a Sustainability Statement which demonstrates how these principles have been embedded into the development. The level of information provided should be proportionate to the scale and nature of the development proposed.

#### Supporting text

**5.1** Our climate is changing faster than it would otherwise due to our increased burning of fossil fuels for electricity, heating and powering transport as well as our consumption of products such as meat and milk from livestock that produce methane. The gases emitted such as carbon dioxide, methane and nitrous monoxide have added to our atmosphere and the greenhouse 'blanket' accelerating global temperatures and affecting the climate in ways that could change how we live and our long term behaviours. The effects of climate change include shifts in our seasons, hotter drier summers, warmer wetter winters, rising sea levels and more extreme weather events such as droughts, flash floods, and strong winds.

**5.2** National policy is leading the response to climate change but there are measures that can be taken through the Local Plan to incorporate climate impacts into local decision making that radically reduce our contributions to greenhouse gas emissions and adapt development to enable communities and infrastructure to be more resilient to the consequences of climate change. Both reducing the impacts of, and being less vulnerable to, climate change is an essential part of delivering the environmental element of sustainable development.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**5.3** Through the Climate Change Act 2008, the UK has committed to reducing greenhouse gas emissions, and to increase energy generation from renewable sources:

- a 100% (amended by Order in 2019) reduction in net greenhouse gas emissions by 2050 (from 1990 levels);
- sourcing 30-45% of its energy from renewable sources by 2030.

**5.4** In the Environment Strategy 2020-2030 for West Berkshire, the District sets a target for carbon neutrality by 2030 being achieved by reducing carbon emissions to 350kt/annum and neutralising that amount by carbon sequestration, local energy and carbon offsetting projects.

**5.5** The National Planning Policy Framework (NPPF, 2019, paragraph 149) requires that local planning authorities adopt proactive strategies to mitigate and adapt to climate change.

**5.6** Climate change mitigation means taking action to reduce the causes of climate change, primarily through reductions in greenhouse gas emissions. Designing and constructing developments that are extremely energy efficient and/or make the best use of renewable energy technologies are both ways of helping to mitigate further climate change.

**5.7** Climate change adaptation means ways that a development can be adapted to deal with the weather related consequences of climate change. Using water more efficiently, reducing overheating and controlling high levels of rainwater run-off are all examples of adapting a development to respond to changes in our climate.

**5.8** The principles of climate change adaptation and mitigation are embedded within this policy and supported by other policies in this Plan.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Flood risk

## Policy SP6

## Flood Risk

Flood zones are defined in Planning Practice Guidance (PPG) and the Council's Level 1 Strategic Flood Risk Assessment (SFRA) <sup>(18)</sup>. Within Flood Zones 2 and 3 (and also on sites of 1 hectare or more in size, and in other circumstances as set out in the National Planning Policy Framework(NPPF)), the sequential approach will be strictly applied across the District. Development within areas of flood risk from any source of flooding, including areas with a history of fluvial, groundwater or surface water flooding will only be supported if it is demonstrated that it is located and designed to ensure that flood risk from all sources of flooding is acceptable in planning terms, and there are no suitable and available sites at a lower flood risk.

A sequential test is needed for all development in all areas of flooding unless:

- a. the site is allocated for development and subject to the test at the plan-making stage (provided the proposed development is consistent with the use for which the site was allocated and provided there have been no significant changes to the known level of flood risk to the site, either now or in the future which would have affected the outcome of the test);
- b. the site is an area at low risk from all sources of flooding, unless the SFRA, or other information, indicates there may be a risk of flooding in the future; and
- c. The application is for a development type that is exempt from the test, as specified in the NPPF.

However applications for the above exceptions should still demonstrate all the requirements for site specific flood risk assessments.

The sequential approach should be followed for all development so that the most vulnerable development is located at the lowest risk flood areas within a site, taking account of all sources of flood risk. Development proposals should also include an assessment of the impact of climate change using appropriate climate change allowances over the lifetime of the development so that future flood risk is taken into account.

Only water compatible uses and essential infrastructure development will be supported in the area defined as functional floodplain (Flood Zone 3b). The exception test will still apply.

In applying the Sequential Test, where development has to be located in flood risk areas, it should be demonstrated that:

- d. It will be safe and not increase flood risk elsewhere;
- e. It will reduce the risk where possible and take into account climate change;
- f. Safe access and egress from the development will be provided during the 100-year plus climate change event, from any source of flooding;
- g. A sequential approach to development layout will be undertaken with the highest vulnerability development located in areas at lowest risk within the site; and
- h. Flood mitigation measures will be as set out in the Level 1 SFRA, or any future SFRA.

Evidence provided within the Level 1 SFRA should be used to apply the sequential test as well as provide evidence to show that other reasonably available sites appropriate for the proposed development have been adequately considered.

Where an Exception Test is required, in accordance with national policy and guidance, this should demonstrate how flood risk would be managed on site, including that the sustainability benefits of the site outweigh the flood risk and that the development will be safe for its lifetime, taking into account the vulnerability of its users and that it will not increase flood risk elsewhere.

Development will only be permitted in areas at risk of flooding if either of itself or cumulatively it can be demonstrated :

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

- i. Through the sequential and exception test (where required), that the benefits of the development to the community outweigh the risk of flooding.;
- j. It would not have a detrimental impact or impede on the flow of fluvial flood water, surface water or obstruct the run-off of water due to high levels of groundwater.;
- k. It would not increase the number of people, property or infrastructure at risk of flooding;
- l. It would not reduce the capacity of the floodplain to store water and includes or contributes to compensation, flood mitigation and/or protection measures, where necessary, to manage flood risk associated with or caused by the development.;
- m. It would not cause new or exacerbate existing flooding problems, either on the proposal site or elsewhere and would increase the flood storage capacity of the floodplain where possible;
- n. Provision is made for the long term maintenance and management of any flood protection and or mitigation measures for the lifetime of the development.;
- o. Safe access and exit from the site can be provided for routine and emergency access under both frequent and extreme flood conditions.;
- p. Natural flood management measures can be implemented.

Mitigation measures should be considered as a last resort to address flood risk issues where the sequential and exception tests have demonstrated that development is necessary for wider sustainability benefits.

Proposed development will require a site specific flood risk assessment (FRA) if it meets any of the following criteria:

- q. All developments greater than 1ha in size located in Flood Zone 1.
- r. All developments located within Flood Zone 2 or 3, or 1 in 100-year flood extent plus climate change. This includes standing advice for minor developments such as non-residential extensions, alterations which do not increase the size of the building or householder developments. It also includes changes of use of an existing development.
- s. All developments where proposed development or a change of use in development type could be subject to other sources of flooding. This applies to those less than 1ha in Flood Zone 1.
- t. All developments located in an area which has been highlighted as having critical drainage problems by the lead local flood authority or the Environment Agency.

Development proposals will be required to incorporate appropriate comprehensive flood risk management measures as agreed with the Environment Agency or the Council as Lead Local Flood Authority. FRAs should be proportionate to the proposal and follow the latest government guidance on development and flood risk, complying with the approach recommended in national planning policy and guidance as well as the West Berkshire SFRA in appraising, managing and reducing the consequences of flooding both to and from a development site. Information on FRAs is also set out within the Level 1 SFRA.

All new development close to rivers and culverts should take advantage of the opportunity presented to improve and enhance the river environment, water quality, and contribute to biodiversity targets. To enable this, an undeveloped 10 metre buffer zone alongside main rivers and, where practicable and appropriate, ordinary watercourses should be provided. This buffer zone should be on both sides of the watercourse and be measured from the top of the river bank at the point at which the bank meets the level of the surrounding land.

On all development sites, in order to restrict or reduce runoff, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with the SuDS Supplementary Planning Document, best practice, and the Non-statutory Technical Standards for Sustainable Drainage<sup>(19)</sup>.

Restriction to greenfield run-off rates and volumes, for all new development on undeveloped sites should be provided, unless it can be demonstrated that this is not achievable, for all rainfall events up to and including the 1 in 100 year, including an allowance for climate change. For pre-developed sites a restriction to greenfield run-off rates and volumes, should be provided, unless it can be demonstrated that this is not achievable. For

19 DEFRA Non-statutory Technical Standards for Sustainable Drainage Systems: <https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

pre-developed sites, a maximum discharge rate equivalent to 50% of the existing 1 in 100 year runoff rate would be accepted. SuDS should also provide other benefits where possible such as water quality, biodiversity and amenity.

## Supporting Text

**5.9** The risk of flooding within West Berkshire is widespread, arising not only from rivers, but also from surface water and groundwater, and sewer flooding. This policy aims to achieve a planning solution to flood risk management wherever possible, steering vulnerable development away from areas affected by flooding.

**5.10** Under the NPPF, development is classed as 'essential infrastructure', 'less vulnerable', 'more vulnerable', 'highly vulnerable' or 'water compatible'. Table 2 of the Planning Practice Guidance <sup>(20)</sup> provides further detail of the type of development considered appropriate for each Flood Zone, where development is not permitted, and where development is allowed only when an exception test is passed.

**5.11** The Council has undertaken a SFRA of the District which has been agreed with the Environment Agency. This study supports this policy and has been used to evaluate allocation sites. It has considered all sources of flooding including fluvial, surface water, groundwater, sewers and reservoirs, both now and in the future, taking climate change into account.

**5.12** Information on flood risk is being updated continuously and flood risk identified in the SFRA may change. The most up-to-date flood risk information should always be used to inform planning applications, including future SFRA and the Flood Zones identified by the Environment Agency Flood Map for Planning. <sup>(21)</sup>

**5.13** Definitions for the following terms used in this policy can be found in the NPPF, Planning Practice Guidance, and the West Berkshire SFRA.

### Sequential test, exception test, and sequential approach

**5.14** The aim of the sequential test is to direct new development to areas at the lowest risk of flooding from all sources, both now and in the future, to ensure that areas with little or no risk of flooding are developed in preference to areas at higher risk. Development should not be permitted if there are reasonably available sites in areas with a lower risk of flooding. The sequential test is required in accordance with national policy.

**5.15** In line with Planning Practice Guidance, the area of search for the sequential test should be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases it may be identified from other policies contained within the LPR, for example Policies SP1, SP3, SP20, and DM1. Alternatively it may be identified through evidence produced for the LPR, for example the 2016 Berkshire Functional Economic Market Area (FEMA) Study identified the Western Berkshire FEMA which comprises of West Berkshire District.

**5.16** If it is not possible for development to be located in areas at lower risk of flooding, the exception test may need to be applied. The need for the exception test will depend on the vulnerability of the proposed development and the Flood Zone as set out in Planning Practice Guidance 'flood risk vulnerability classification' and 'flood risk vulnerability and flood zone compatibility table'.

**5.17** The sequential approach to the layout of a development site can reduce the risk of flooding from all sources and not increase flood risk overall, both off and on site. This approach also ensures that the most vulnerable development is located within the areas of lowest risk of flooding.

**5.18** The Council's SFRA provides the necessary information for the sequential and exception tests to be applied. Early discussions with the Environment Agency and the Council are encouraged, at the pre-application stage, for sites within flood risk areas, to address flooding issues.

20 Table 2 Flood Risk Vulnerability Classification, Planning Practice Guidance: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification>

21 Environment Agency Flood Map for Planning: <https://flood-map-for-planning.service.gov.uk/>

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Flood Risk Assessment

**5.19** A site-specific FRA is required for any development located within areas identified as being at risk of flooding identified within the SFRA as well as locations prescribed by national policy. Information on flood risk is being updated continuously and flood zones identified in SFRAs may change and the most up-to-date data should always be used, such as the Environment Agency Flood Maps and local information.

**5.20** A FRA should refer to guidance in the Planning Practice Guidance <sup>(22)</sup> and assess in detail the level of flood risk to the site, including but not limited to:

- a. The area liable to flooding from all sources of flood risk, including fluvial, surface water, groundwater, artificial sources and drainage;
- b. The probability of flooding occurring now and over time;
- c. The extent and standard of existing flood defences and their effectiveness over time;
- d. The likely depth of flooding;
- e. The rates of flow likely to be involved;
- f. The routes of safe access and egress from the site during flood events;
- g. The nature and currently expected lifetime of the development proposed;
- h. The potential impacts of climate change.

**5.21** Proposals for the design of the site should:

- a. Be performed in accordance with the requirements of the sequential test and, when necessary, the exception test;
- b. Not increase flood risk, either upstream or downstream, of the site, taking into account the impacts of climate change;
- c. Ensure that where development is necessary in areas of flood risk (after application of the sequential and exception tests and the sequential approach), it is made safe from flooding for the lifetime of the development, taking into account the impact of climate change;
- d. Use opportunities provided by new development to reduce flood risk and provide betterment within the site and elsewhere;
- e. Identify safe access and egress routes for the site.

**5.22** In circumstances where FRAs are prepared for windfall sites, then they should include evidence that demonstrates that the proposals are in accordance with the policies set out in the development plan.

**5.23** It is recommended that all sites within Flood Zone 1 should carry out an assessment of localised flood risks, including surface water flooding. The cumulative impact of minor development, including development permitted without the need for a planning application, could also affect local flood storage capacity or flood flows. The Environment Agency's Standing Advice should be referred to prior to designing a development.

**5.24** The Council will consult the Environment Agency where it has indicated that it wishes to be involved in the planning process. The Environment Agency's Flood Risk Assessment Standing Advice <sup>(23)</sup> provides information to local planning authorities on which applications it wishes to be consulted on in relation to flood risk.

### Water Framework Directive

**5.25** The policy seeks to ensure that the requirements of the Water Framework Directive are taken account of in site design and layout. Development should look at opportunities for river restoration and enhancement, and projects which reconnect rivers with their floodplains. These ideas and plans should be incorporated into plans for new development from an early stage. Options include natural flood management, backwater creation, de-culverting and naturalising the channel through in-channel habitat enhancements and removal of structures. There may be opportunities

22 Planning Practice Guidance Flood Risk Assessment Checklist:

<https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section>

23 DEFRA and the Environment Agency Review Individual Flood Risk Assessments: Standing Advice for Local Planning Authorities:

<https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities>



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

in river enhancement and restoration to include historic water management features such as water meadows. Care should be taken when creating ponds and earthwork-moving to ensure fragile archaeological features are not destroyed heedlessly.

**5.26** The culverting of an ordinary watercourse or alteration to an existing culvert requires prior consent from the Land Drainage Authority under the Ordinary Watercourse Consent process. West Berkshire Council, like the Environment Agency, is generally opposed to culverting ordinary watercourses due to the adverse ecological, flood risk, human safety and aesthetic impacts.

### **Sustainable Drainage Systems (SuDS)**

**5.27** The policy seeks to ensure that development provides appropriate measures for the management of rainfall (surface water) as an essential element of reducing future flood risk to both the site and its surroundings. SuDS (eg. green roofs, ponds and permeable surfaces), should be incorporated unless inappropriate. The integration of a SuDS scheme is dependent upon the topography, geology and soil conditions (including contamination) of the site and its surrounding area. Requirements and design principles for managing surface water runoff and drainage in the district are outlined in detail within the West Berkshire SuDS Supplementary Planning Document and the SuDS Manual published by CIRIA (C735) <sup>(24)</sup>.

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24 The SUDS Manual, CIRIA: [https://www.ciria.org/Memberships/The\\_SuDs\\_Manual\\_C753\\_Chapters.aspx](https://www.ciria.org/Memberships/The_SuDs_Manual_C753_Chapters.aspx)

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Design quality

### Policy SP7

#### Design Quality

New development will be required to strengthen a sense of place through high quality locally distinctive design and place shaping. This will enable healthy place making, creating places that are better for people, taking opportunities available for conserving and enhancing the character, appearance and quality of an area and the way it functions.

Development proposals will be expected to show how they have responded positively to both national and local design guidance. At a national level this includes the characteristics of a well-designed place as set out in the National Design Guide (2021), or as superseded, and at a local level, this includes neighbourhood plans and relevant community planning documents that identify the local character and distinctiveness of an area which is valued by local communities.

## Supporting Text

**5.28** A sense of place is about ensuring that development responds in a holistic way. The Building Better, Building Beautiful Commission <sup>(25)</sup> notes that new development should be designed to fit into the life and texture of the place where it occurs and should also aim to be an improvement of that place. It promotes beautiful buildings in beautiful places, where they are also beautifully placed.

**5.29** In that context, the purpose of this policy is to ensure that all new development across West Berkshire is of the highest possible design quality, in line with both national and local design guidance.

**5.30** For new development to comply with the National Design Guide <sup>(26)</sup> and be of the highest possible design quality, proposals for new development should demonstrate a positive response to the following characteristics of a well-designed place:

- a. Context – Proposals for new development should enhance the surroundings by beginning with an understanding of an area's existing character and context and its design should evolve from West Berkshire's high quality and diverse landscape character and rich built and cultural heritage.
- b. Identity – New development should be attractive and distinctive, complementing and enhancing existing areas, using architectural distinctiveness (through both the quality and choice of construction materials and techniques) and high quality design, to reinforce local identity and to create a sense of place; one that is successful and enjoyed. Architectural design should be appropriate and sympathetic to the setting, in terms of height, massing, scale, proportions, roof form, materials, night and day visibility, elevation, vernacular detailing (where relevant), hard and soft landscaping, curtilage and boundary treatment.
- c. Built form – All forms of development should be designed appropriately in terms of nature, location and scale. 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 and considering the cumulative impact of development over time.
- d. Movement - Proposals will be designed to enhance the way an area functions in practical terms through a mix of land uses, by ensuring the development is well connected, accessible, safe and easy for people to find their way through and around.
- e. Nature – development will be designed to strengthen green infrastructure in accordance with policy SP10 and should include arrangements for its long term maintenance and management. Design proposals will create habitats and select species that are locally characteristic, taking opportunities to design wildlife habitats into the fabric of buildings and enhance wildlife connectivity in accordance with Policy SP11.
- f. Public spaces - A sense of place can be created through a full understanding of how new development contributes to the character of an area and adapting design techniques to create places that feel safe, and secure; places that feel inclusive and people enjoy using; places that promote physical activity, enhance social connections and strengthened mental health; and places that people can identify with and can take pride in or responsibility for their upkeep. Development will be comprehensive at a human scale using gateways, focal points and

25 Building Better, Building Beautiful Commission

26 National Design Guide

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

landmarks as appropriate. Landscape treatment, street furniture and infrastructure will be of the highest quality and have a clear purpose. Opportunities for the integration of high quality public art will be considered. Opportunities for the planting of trees and other soft landscaping will be maximised.

- g. Uses – New development will help to create more sustainable and socially inclusive places by contributing towards the provision of a mix of uses that support everyday activities including living, working and playing; and by delivering an integrated mix of tenures and housing types.
- h. Homes and buildings – New development should be designed to be functional, healthy and sustainable, and all residential development should comply with the nationally described space standards, as set out in the Technical Housing Standards (2015) or as superseded, in line with Policy DM31. New development should provide a high quality of amenity and privacy for occupants of the development and neighbouring properties and land, having regard to overlooking, access to natural sunlight, outlook and amenity space, in line with Policy DCM32. Development will be designed to provide appropriate provision in terms of amount, layout and location in accordance with Policy DC/M40.
- i. Resources – New development should respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials, solar gain, in accordance with Policy SP5. New development should be designed to include the provision of high quality, secure, accessible and where possible integrated storage for general and recycling waste, heating fuel, and transport related equipment.
- j. Lifespan – New development should be made to last and able to adapt to changing future needs and technologies over time,

**5.31** New waterside development adjacent to the Kennet & Avon Canal should seek to positively address the water, integrate the towing path and open up access to the water, link the waterside space to the water, make use of the water itself, incorporate access improvements, engage with the benefits of being by the water, and reflect the scale of the local waterway to the wider neighbourhood.

**5.32** Use of the National Design Guide and other national design guidance, including Secured By Design <sup>(27)</sup> principles will be supplemented through the use of more detailed local design guidance. These currently include the Council's Supplementary Planning Document 'Quality Design – West Berkshire', Conservation Area Appraisals, and Shopfronts and Signs Supplementary Planning Guidance, and neighbourhood plans.

**5.33** The Council also actively encourages the production of non-statutory community planning documents such as town and village design statements and parish plans. and w Where they have been adopted or endorsed by the Council will use the relevant elements within them to inform and support the policies contained within the Local Plan. Local design guidance can emphasise the unique characteristics which give a particular place its local distinctiveness and also highlight the importance of the richness in detail. Choosing the right materials which are appropriate and sympathetic to the local vernacular, for instance, will greatly help new development to fit harmoniously with its surroundings and ensure that it reflects and respects existing local character.

**5.34** For development which affects the North Wessex Downs AONB these documents also include 'Guidance on the Selection and Use of Colour in Development' (2021) <sup>(28)</sup> and 'A Guide to Good External Lighting' (2021) <sup>(29)</sup> published by the North Wessex Downs AONB.

**5.35** Development proposals should be accompanied by all necessary supporting information. The Council publishes a [local list of documents](#) that are required as part of planning applications and developers are encouraged to ensure their proposals comply with this list.

27 Secured By Design

28 'Guidance on the Selection and Use of Colour in Development'

29 'A Guide to Good External Lighting'

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Landscape character

## Policy SP8

## Landscape Character

Landscape led development which conserves and enhances the diversity and local distinctiveness of the landscape character of the District will be supported.

The natural, cultural, and perceptual components of the character of the landscape will be considered as a whole. Particular regard will be given to:

- a. Its valued features and qualities;
- b. The sensitivity and capacity of the area to change; and
- c. Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.

Development should be demonstrably informed by and respond positively to the evaluation of the distinctive landscape character areas set out in the West Berkshire Landscape Character Assessment (2019) and other relevant landscape character assessments. These assessments provide an understanding of the valued characteristics, features and qualities of identified local landscape character areas across West Berkshire.

Proposals for development should be accompanied by an appropriate landscape assessment carried out in accordance with the current guidance from the Landscape Institute and Institute of Environmental Management & Assessment. The level of information provided should be proportionate to the scale and nature of the development proposed but should be sufficient to allow an informed assessment of the potential landscape and visual effects of the proposed development. The assessment should demonstrably inform the detailed design of the development, including its layout, form, scale and appearance in accordance with Policy SP7.

## Supporting Text

**5.36** One of the key issues facing West Berkshire is the conservation and enhancement of the distinctive local character of both the natural, and built and historic environment. It helps local people in West Berkshire achieve sustainable development.. The high quality diverse landscape character with its rich cultural and natural heritage contributes to the enjoyment and overall quality of life of everyone in the District. Having an understanding of this distinctive character and using this as a positive tool in accommodating necessary change will ensure that the inherent qualities and valued features of West Berkshire's landscape will continue to be appreciated.

**5.37** Conserving and enhancing the distinctive landscape character of the District is given considerable weight in line with national policy which sets out that valued landscapes should be protected in a manner commensurate with their statutory status or identified quality in the development plan.

**5.38** 74% of the District lies within the North Wessex Downs AONB, extending from Wiltshire in the west and Oxfordshire in the north, over the Berkshire Downs. At West Berkshire's eastern boundary, the River Thames, the North Wessex Downs AONB adjoins the Chilterns AONB above Purley-on-Thames and then curves back around the north of Newbury before returning south to cover part of the Hampshire Downs. The AONB is characterised by the quality of its chalk landscape which ranges from remote open downland, dramatic skyline escarpments, contrasting wooded downland, and the small scale intimate settled river valleys of the Lambourn and Pang. As a nationally valued and designated landscape the North Wessex Downs AONB will be conserved and enhanced in accordance with its national status and this is set out in Policy SP2.

**5.39** A landscape does not have to have a designation to be valued locally. Outside the AONB, the River Kennet and the inter-connected Kennet & Avon Canal, 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 flooded gravel workings. Further to the south and east there are small areas of remnant heath with the Ministry of Defence owning large tracts of land at Aldermaston and Burghfield.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**5.40** Value can apply to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. There are no locally designated landscapes in West Berkshire. All landscapes across the District have some degree of value and all development should therefore respond positively to the identified character and valued qualities inherent in that local landscape. The West Berkshire Landscape Character Assessment 2019 evaluates and provides an understanding of what is important and why, for each identified local landscape character area across the District. It provides a framework for informed decisions to be made as to whether different landscapes should evolve by:

- Conserving the existing and historic character;
- Enhancing existing character by introducing new features into the landscape;
- Strengthening or restoring a previous character; or
- Creating a new character when a sense of place and local distinctiveness have been eroded or lost.

**5.41** Other relevant landscape character assessments include the North Wessex Downs AONB Landscape Character Assessment (2002), which was produced in order to manage and guide change across a designated area extending beyond West Berkshire. In addition, Historic Landscape Characterisation (2007) and Historic Environment Character Zoning (2007)<sup>(30)</sup>, which provide a sound understanding of the historic environment context of West Berkshire, can also be used by the Council to inform and support planning decisions.

**5.42** The character of the landscape in West Berkshire is defined by the historic processes that have shaped and formed the landscapes that exist today. Having an understanding of these processes and the way the historic environment of the District has influenced settlement patterns and the sense of place of particular areas is essential when accommodating future development. Settlements are a key component of the landscape, and in West Berkshire most settlements can trace their origins back over many hundreds of years. The separate and distinctive identity of these individual settlements helps to define communities and is an important feature of the local character of West Berkshire. 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. Much of the pressure for development is around the edges of settlements, which can physically lead to coalescence or introduce an increase in activity which has an urbanising effect. Despite this, a key feature of even the larger settlements is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. The retention of these actual and perceived visual breaks remains important for the continued maintenance of the existing settlement form, pattern and character.

**5.43** The policy makes clear that proposals for development should be accompanied by an appropriate landscape assessment carried out in accordance with the current guidance from the Landscape Institute and IEMA. Depending on the scale and nature of the proposals this will either be a formal Landscape and Visual Impact Assessment (LVIA) typically as part of an Environmental Impact Assessment (EIA) or less formally as a Landscape and Visual Appraisal (LVA). Regardless of the scale of the assessment, it should address both the potential landscape effects and also the potential visual effects that may result from the development. Detailed development proposals will then be expected to respond positively to this assessment to ensure they conserve and enhance landscape character by strengthening a sense of place in accordance with Policy SP7.

30 <https://info.westberks.gov.uk/historicenvironmentprojects>



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Historic environment****Policy SP9****Historic Environment**

Positive action will be taken to ensure that opportunities for the conservation and enjoyment of the historic environment are maximised. The historic character, sense of place, environmental quality and local distinctiveness of West Berkshire will also be sustained and enhanced through new development. Development proposals will be required to conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, artistic or historic interest, or of landscape or townscape significance. These heritage assets include:

- a. Listed Buildings;
- b. Scheduled Monuments and archaeological sites of national importance;
- c. Registered Parks and Gardens;
- d. Registered Battlefields;
- e. Conservation Areas;
- f. Buildings, monuments, sites, places, areas and landscapes that have been added to the West Berkshire Local List of Heritage Assets; and
- g. Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of West Berkshire's heritage and are positively identified on the West Berkshire Historic Environment Record, or through the development management or other planning processes.

Development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to maximise opportunities to preserve, enhance, or better reveal the asset's significance and/or setting, and make a positive contribution to local character and distinctiveness through high standards of design in accordance with Policy SP7.

All proposals affecting a heritage asset, including its setting, should be accompanied by a 'Statement of Heritage Significance', in accordance with the current guidance from Historic England. For known assets of archaeological interest, or on land where there is archaeological potential, an archaeological desk-based assessment will be required as a minimum. The level of information provided should be proportionate to the scale and nature of the development proposed but should be sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset.

Weight will be given to the conservation of the District's heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal: whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

Development which would lead to substantial harm to, or loss of, the significance of a designated heritage asset or its setting will not be permitted, unless –

- h. This harm is demonstrated necessary to achieve substantial public benefits that cannot otherwise be achieved and which outweigh that harm; *or*
- i. The nature of the asset prevents all reasonable uses of the site; and
- j. No viable use of the asset can be found in the medium term through appropriate marketing that will enable its conservation;
- k. Conservation by grant funding or some other form of charitable or public ownership is demonstrably not possible; and
- l. The harm or loss is outweighed by the benefit of bringing the site back into use.

Development which would lead to less than substantial harm to the significance of a designated heritage asset or its setting will not be permitted, unless this harm is outweighed by the public benefits of the proposal, including securing its optimum viable use.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Where development would affect the significance of a non-designated heritage asset, a balanced judgement will be made which has regard to the scale of any harm or loss and the significance of the heritage asset.

Development proposals for enabling development which would otherwise conflict with other policies in the LPR but which would secure the future conservation of a heritage asset will be permitted where:

- i. the proposals will not materially harm the heritage value of the asset or its setting;
- ii. it can be demonstrated that alternative solutions have failed;
- iii. the proposed development is the minimum necessary to protect the significance of the heritage asset;
- iv. it meets the tests and criteria set out in Historic England guidance GPA4: Enabling Development and Heritage Assets;
- v. it is subject to a legal agreement to secure the restoration of the asset prior to completion of the enabling development; and
- vi. it enables public appreciation of the saved heritage asset.

Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made available for public benefit, as a minimum through the deposition of evidence with the West Berkshire Historic Environment Record. Archaeological archives resulting from investigations in West Berkshire should be deposited in West Berkshire Museum or an appropriate digital depository, with provision made for ongoing conservation, storage, access and interpretation.

Proposals for development will be informed by and respond to:

- m. The nature and potential of heritage assets identified through the West Berkshire Historic Environment Record and the extent of their significance;
- n. Relevant historic landscape character assessments;
- o. Other features identified in various settlement character studies including the Newbury Historic Character Study and Conservation Area Appraisals; and
- p. The West Berkshire Historic Environment Action Plan (HEAP).

## Supporting Text

**5.44** People have left their mark on our landscape for over ten thousand years, modifying natural features, utilising local materials, cultivating the soil and creating monuments, buildings and settlements. This multi-layered interaction of humans and their environment tells our story and gives us a perspective on our own times. West Berkshire's historic environment is therefore a positive and irreplaceable resource, valuable not only in social, educational and economic terms, but as a frame and reference point for the creation of distinctive places for existing and future generations to enjoy. It shapes the District's sense of identity and is intrinsically linked to the quality of life of its residents, the success of its existing businesses and the wider cultural profile that West Berkshire projects to potential investors and visitors. The Local Plan therefore sets out to implement a positive strategy for the conservation, enhancement and enjoyment of the historic environment across the District as a fundamental approach to sustainable development.

**5.45** The policy gives great weight to conserving the significance of heritage assets and their settings in a manner according to their importance. Heritage assets include any valued component of the historic environment, be it a building, monument, site, place, area or landscape, identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the Council, 'non-designated' heritage assets.

**5.46** There is a wide variety of heritage assets across West Berkshire, ranging in age from the early prehistoric to the modern day and in scale from landscape parks to milestones.

**5.47** Designated heritage assets in 2020 include:

- 53 Conservation Areas
- Approximately 1900 Listed Buildings
- Approximately 90 Scheduled Monuments

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

- 12 Registered Parks and Gardens
- 1 Registered Battlefield, the First Battle of Newbury 1643

### 5.48 Non-designated heritage assets include:

- Those that have been entered onto the West Berkshire Local List of Heritage Assets
- Assets not yet on the West Berkshire Local List of Heritage Assets but which have been identified as having heritage interest
  - in the West Berkshire Historic Environment Record;
  - during the development management process;
  - through other planning processes to assess local character, such as conservation area and village character appraisals;
  - through neighbourhood plans; and
  - through site assessments undertaken as part of the Local Plan
- 1 Battlefield included in the Appendix of the Battlefields Register, the Second Battle of Newbury 1644
- Nationally important but non-scheduled archaeological remains, which should be considered subject to the policies for designated heritage assets
- Registered commons
- Historic Public Rights of Way

**5.49** Historic England produces an annual register of designated heritage assets known to be at risk as a result of neglect, decay or inappropriate development. In West Berkshire the Heritage at Risk register (HAR) has included Grade I or II\* Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, the Registered Battlefield, and Places of Worship. The Battlefield of the First Battle of Newbury 1643 was removed from the Heritage at Risk Register in 2017. The Council in collaboration with the West Berkshire Heritage Forum will also maintain a list of other local heritage assets which are at risk but which do not meet the criteria for inclusion on the HAR. These may be Grade II listed buildings or non-designated heritage assets. Emphasis will continue to be given to finding solutions for those assets that are at risk through discussions with owners, management plans, stewardship schemes and partnership working.

**5.50** Under the NPPF, local authorities should maintain or have access to a Historic Environment Record (HER). The West Berkshire HER is the principal register of the physical remains of past human activity in the area, including designated and non-designated assets and those on the Heritage at Risk register. It is the primary index to the archaeological investigations that have taken place in the District as well as to a wide range of sources of information from books to unpublished reports, and historic maps to aerial photographs, and the locations of these sources in libraries and record offices. The HER is a dynamic information service and public record, which serves both as an evidence base for the planning process and as the recipient of new knowledge gained through developer-funded fieldwork and community projects.

### 5.51 The HER will be used to:

- Assess the significance of heritage assets and the contribution they make; and
- Predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Many heritage assets remain undiscovered.

**5.52** Where development will lead to the loss (wholly or in part) of heritage assets, developers will be required to record and advance our understanding of the significance of the asset or relevant part of it. However the ability to investigate and record a heritage asset is not a factor in deciding whether consent for its destruction should be given. Knowledge which advances our understanding of the past is the core purpose of archaeological work. This public benefit will be best achieved if the recording is undertaken by a professionally accredited organisation or individual with appropriate expertise, complying with best practice and taking account of research frameworks. The resultant report should be deposited with the West Berkshire HER, but for investigations with particular important or unusual findings, publication through books and journals may be appropriate.

**5.53** Any archaeological recording project will also involve the compilation, deposition and conservation of an archaeological archive as the record of the original findings and the raw material for future research. The West Berkshire Museum is the collecting body for physical documentary and material archaeological archives derived from

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

any site researched or investigated within the unitary authority of West Berkshire. Digital archives should be deposited with an accredited digital repository. Provision should be made for the curation and safe-guarding of archaeological archives to ensure continued public engagement for the purposes of exhibition, learning and enjoyment.

**5.54** Development proposals likely to affect the significance of a designated or non-designated heritage asset, or its setting, are required to demonstrate a thorough understanding of context, the significance of the asset and any potential impacts on that significance through the preparation of a proportionate heritage statement. This should be in the form of a 'Statement of Heritage Significance', in accordance with Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'. Statements of Heritage Significance must be proficient, objective and impartial in order to be of greatest value to the decision making process and should provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation. For known heritage assets of archaeological interest, an archaeological desk based assessment should be provided and, where there is archaeological potential, pre-determination field evaluation may be necessary. As a minimum the West Berkshire Historic Environment Record should be consulted.

**5.55** Heritage assets rarely prevent development schemes where their significance has been properly assessed and understood from the outset. Indeed, the most successful schemes often arise from this understanding and an appreciation of the social, cultural, economic, and environmental value that can be gained from their retention, sympathetic re-use and successful integration. Preserving embodied energy through the re-use and adaption of existing historic buildings for example, can be more sustainable than constructing new buildings. Proposals for energy saving measures should be designed with the knowledge and understanding of the building's significance. Getting the balance right and avoiding unintended consequences, is best done with a holistic 'whole building' approach in accordance with the current guidance from Historic England. This helps to highlight and resolve uncertainties and reconcile conflicting aims, ensuring that energy efficient measures are suitable, robust, well integrated, properly coordinated and sustainable.

**5.56** A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Advice from the Council's officers should be sought in the process of creating proposals; early assessments, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an initial stage. This is particularly relevant where heritage assets have received little previous attention, or where there is archaeological potential. Such studies can reveal alternative development or design options, such as more compatible uses or a more appropriate scale of development. These schemes are more likely to minimise harm and deliver public benefits in a sustainable and appropriate way.

**5.57** The long-term conservation of a small minority of heritage assets can sometimes present particular problems. Enabling development is a planning mechanism which, in extreme cases, permits a departure from planning policies in order to enable the conservation of a relevant heritage asset in cases where the future of that asset would not otherwise be secured. Where planning applications propose enabling development, the Council will use the detailed and rigorous tests set out by Historic England in order to determine whether planning permission would be appropriate.

**5.58** Having an understanding of the way the historic environment of the District has influenced settlement patterns, and the sense of place of particular areas across West Berkshire, is essential when accommodating future development. Relevant landscape character assessments, including Historic Landscape Characterisation (2007) and Historic Environment Character Zoning (2007) will be used by the Council to inform and support planning decisions. At a more detailed level, these will be supplemented by the use of relevant settlement character studies, including the Newbury Historic Character Study (2006), and adopted Conservation Area Appraisals.

**5.59** The historic environment belongs to the whole community and everyone should be able to participate in sustaining this shared resource. One mechanism for achieving this is through the West Berkshire Heritage Forum, a partnership established in 2009 to recognise, promote and protect the District's heritage. The West Berkshire Historic Environment Action Plan (HEAP), published by the West Berkshire Heritage Forum, describes the character and evolution of the area as a whole and identifies its significant historic components. These include Mesolithic sites in the Kennet Valley; transport routes such as the Ridgeway and other old drove roads, the Kennet and Avon Canal and the Great Western Railway; pottery and brick manufacture and the cloth industry; Civil War battles; and the sites associated with the Cold War, nuclear technologies and peace protests. The HEAP identifies key issues and opportunities and provides an overview of the actions required to ensure long term conservation. Its aims encompass the promotion of greater awareness, understanding and enjoyment of the historic environment and advocacy of a multi-agency approach to sustainable management.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**5.60** Since 2012 the Council has also been working with the West Berkshire Heritage Forum and local communities to compile a 'West Berkshire Local List of Heritage Assets'. The list is regularly updated as new assets are identified. Successful conservation and enhancement of the historic environment of the District can only be achieved through partnership and co-operation. To this end the Council will continue to work closely with the West Berkshire Heritage Forum and local communities to ensure that decisions continue to reflect the value the public places on it.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Green Infrastructure****Policy SP10****Green Infrastructure**

The Council will strengthen both local and strategic green infrastructure (GI) assets across the District. This will be achieved by protecting and enhancing existing GI assets and linkages and adding to the local network for the benefit of both the natural environment and the health and wellbeing of the community. This policy will be considered in conjunction with other policies in the LPR affecting the status and provision of GI in the District.

Depending on their location, nature and scale, development proposals should:

- a. Protect and/or enhance existing GI and the functions this performs,
- b. Create additional GI which is integrated into the overall development design from the outset; and
- c. Take opportunities to achieve multi-functionality by bringing GI functions together.

Proposals for GI will be supported where they:

- d. Help to mitigate and adapt to the impacts of climate change and boost resilience through sustainable drainage measures which minimise urban heating, flood risk and maximising GI habitats to sequester carbon and provide environmental cooling and insulation functions;
- e. Generate high quality GI which creates an attractive and distinctive setting to new development, enhancing any existing asset that may be present. This should be planned and designed from the outset as a network of multifunctional green and blue spaces and other natural features which identify and respond to the site's local context. Proposals for GI will be expected to be designed in accordance with the most up to date recognised GI standards;
- f. Can provide pleasant and safe 'green routes' to commute or travel on foot, cycle and horseback which help to link parts of urban areas and to the surrounding countryside along blue (water) and green corridors;
- g. Enhance the natural environment and natural processes to improve biodiversity and increase natural capital whilst seeking opportunities to use green infrastructure to extend wildlife corridors and provide habitat connectivity, particularly in urban areas and where it contributes to nature recovery networks;
- h. Use the GI network to help improve health and wellbeing and promote local social interaction and community networks;
- i. Increase its attractiveness as a recreation opportunity and support accessibility to public open spaces which are adaptable and capable of accommodating multiple uses of varying ability;
- j. Restore and open up historic routeways such as hollow ways and drovers roads, avenues and access to historic parks;
- k. Does not involve the culverting of watercourses, except where essential to allow highways and / or other infrastructure to cross;
- l. Protect, enhance and support the creation of integrated constructed wetlands, 'wet woodland' habitats, ponds, lakes, reed beds, raingardens, and floodplain meadows;
- m. Make appropriate provision to protect, enhance, improve and maintain accessible networks of blue corridors, including the restoration of chalk streams and their catchments, de-culverting, back water creation, de-silting, naturalising the channel through in-channel habitat enhancements and removal of structures where appropriate;
- n. Maintain and enhance natural drainage features; and
- o. Provide 'buffer strips' of vegetation along the banks of water courses.

Development proposals will be required to take account of existing access networks within and around the site. Opportunities should be sought to protect and enhance the Public Rights of Way network within and adjacent to development proposals in line with the NPPF, having particular regard to ensuring the needs of all users have been provided throughout the year. The addition of new connections and status upgrades to the existing rights of way network will be supported.

Proposals involving the loss of green or blue spaces and other natural features will not be supported unless there is no longer a need for the existing infrastructure or an alternative is provided to meet the local needs that is both accessible and of equal or greater quality and benefit to the community.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Proposals for major development will be required to consider the long-term management and maintenance of GI infrastructure and should clearly demonstrate how these considerations have informed site proposals. Details of maintenance requirements and arrangements will be required to be set out, including who is responsible for these requirements. Appropriate funding arrangements for delivery of the long-term maintenance requirements should be clearly demonstrated to the Council before construction starts, including measures to secure biodiversity net gain through all phases and stages of the development.

The amount, type and design of GI will be informed by the appropriate national and local standards, guidance and best practice current at the time of the application.

## Supporting text

**5.61** The NPPF defines green infrastructure as ‘a network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity’. It is integral to successful place-making through the range of multi-faceted benefits well-designed and integrated green infrastructure can bring to an area. In West Berkshire the Green Infrastructure network will be The network is planned, designed and managed to:

- promote healthier living and positive well-being;
- lessen the impacts of climate change;
- improve air quality and water quality;
- support economic growth and investment via greener settings;
- Boost tourism and support tourism related jobs;
- encourage walking, cycling, horse riding and other recreational and sensory experiences;
- store carbon; and
- improve biodiversity and ecological resilience.

**5.62** Examples of GI assets include:

- Natural and semi-natural rural and urban green and blue spaces – including woodland and scrub, hedgerows, individual trees and groups of trees grassland (e.g. downland and meadow), heath, wetlands, open and running water, brownfield sites and bare rock habitats (e.g. quarries);
- Parks and gardens – urban and country parks, formal gardens, and institutional grounds (e.g. schools and hospitals);
- Amenity green space – informal recreation spaces, play areas, outdoor sports facilities, housing greenspaces, community gardens, roof gardens, village greens, commons, living roofs and walls, trees and hedgerows, civic spaces, and highway trees and verges;
- Allotments, orchards, and farmland;
- Cemeteries and churchyards;
- Green/blue corridors - rivers and canals (including their banks and towpaths), road verges and rail embankments, cycling routes and public rights of way;
- Sites of Special Scientific Interest, Local Wildlife Sites and Local Geological Sites and Nature Reserves;
- Local Green Spaces;
- Accessible archaeological and historic sites;
- Functional green space such as sustainable drainage schemes (SuDS) and flood storage areas;
- Green and brown roofs and green walls on buildings; and
- Lakes and reservoirs.

**5.63** The government’s 25 Year Environment Plan (2018) highlights that ‘The provision of more and better quality green infrastructure, including urban trees, will make towns and cities attractive places to live and work, and bring about key long term improvements in people’s health’. The document makes a commitment to the production of a GI Framework, <sup>(31)</sup> currently being produced by Natural England, which will help to target the creation and/or improvement of GI across the District. The Framework complements Biodiversity Net Gain (BNG) and Nature Recovery Strategies which both form part of the Environment Act (2021). To ensure high quality multi-functional GI is delivered in West Berkshire as set out in the policy, development proposals will be expected to be designed having regard to the Natural

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

England Framework, and any future relevant national regional or local guidance which could be brought forward. Proposals will be supported which use the most up to date recognised GI principles and standards. For example, The Building with Nature Standards developed by the Natural Environment Research Council (NERC) or the emerging Natural England Green Infrastructure Standards. In addition, if a development falls under BREEAM, consideration of Land Use and Ecology Credits should be undertaken at the design stage to ensure the requirements of Policy DM4 Building Sustainable Homes and Businesses is met.

**5.64** The policy makes clear the Council's commitment for strengthening both local and strategic GI across the District for the benefit of both the natural environment and the health and wellbeing of the community. New GI provision will add to the integrity of the wider GI network of the District and those of neighbouring authorities. Key opportunities include:

- Adopting Sustainable Drainage systems to alleviate flooding and, while supporting broader biodiversity aims and providing local amenity;
- Creating green and blue spaces and planting within development to provide shade, cooling and wind interception and an insulation role in winter;
- Forming buffers zones and wildlife corridors for key habitats and species;
- Providing good quality, accessible green and blue spaces and infrastructure within development to improve health and wellbeing, creating an attractive place to live and work;
- Maximising the number of functions and benefits delivered by each GI asset;
- Interconnecting GI assets to form a strong GI network of green and blue spaces and corridors which deliver the range of GI functions and improve off road connectivity;

**5.65** The West Berkshire Strategic Flood Risk Assessment (Level 1) (2019) recommends that all new development close to rivers and culverts should consider the opportunity presented to improve and enhance the river environment and contribute to national, county and local biodiversity targets. This can be achieved through proposals exploring opportunities for river restoration and enhancement, and projects which reconnect rivers with their floodplains. Options include, backwater creation, de-silting, de-culverting and naturalising the channel through in-channel habitat enhancements and removal of structures. Special consideration needs to be given the Rivers Pang and Lambourn which are groundwater-fed chalk streams, and are fragile hydrological systems, supporting diverse, rare habitats. The Chalk Stream Strategy (2021) sets out the key foundations and principles of chalk stream restoration. It highlights that chalk stream restoration should include the following considerations: the natural gradient of the river, an intact river bed, a dynamic interconnection between the river and the floodplain, and the ecological processes and habitat requirements of the ecosystem engineers (fish, insects, mammals and plants) to shape the habitat.

**5.66** The Council will work in partnership with the local community, statutory advisors, developers, landowners and other organisations to identify and prioritise areas which will provide the best opportunities to protect, maintain and enhance the District's network of high quality 'multi-functional' green and blue spaces and other natural features.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Biodiversity and geodiversity****Policy SP11****Biodiversity and geodiversity**

Development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and deliver a minimum 10% Biodiversity Net Gain.

Development will be permitted where it:

- a. Protects biodiversity and/or geodiversity value and implements appropriate conservation management. The degree of protection will be proportionate to the status of the site or species in terms of its international, national and/or local importance;
- b. Avoids fragmentation and maximises opportunities for restoration, enhancements and connection of linear features which enables strong connectivity of biodiversity as part of an integrated habitat network (including links to habitats outside the district);
- c. Incorporates beneficial biodiversity and/or geodiversity conservation features and enhances existing features, including those that will help wildlife to adapt to climate change where appropriate;
- d. Provides or retains appropriate buffer zones between development proposals and designated sites, habitats for protected or priority species or main rivers, which are informed by detailed site-based assessment;
- e. Provides coherent ecological connectivity and permeability that is integrated and linked to the wider green infrastructure and any nature recovery network identified as relevant to the location;
- f. Seeks to eradicate or control any invasive non-native species present on site; and
- g. Is compatible with any Biodiversity Action Plan, Local Nature Recovery Strategy and /or other strategic conservation management plans for species or habitats that have been formally adopted by the Council

In addition to the above, where specific identified sites are to be affected the following will be taken into account:

**Internationally Designated Sites**

Development likely to result in a significant effect on an internationally designated site will be subject to assessment under the Habitats Regulations and will not be permitted unless it can be demonstrated that there are no alternatives following/through appropriate derogation tests for the proposal and that any adverse effects on the integrity of the site can be fully avoided, mitigated and/or compensated and proposals are in the public interest.

**Nationally Designated Sites**

Development which is likely to have any adverse impact on the notified features of a nationally designated site will not normally be permitted. In exceptional circumstances, a proposal may be found acceptable where it can be demonstrated that:

- j. A suitable alternative site with a lesser impact than that proposed is not available;
- k. The on-site benefits of the proposal clearly outweigh the impacts on the notified features of the site and where applicable, the overall site or habitat network;
- l. All appropriate mitigation measures have been proposed and secured through the development management process; and
- m. Does not prevent future attainment of nationally protected sites from meeting Favourable Condition, or to provide enhancements to enable the nationally designated sites to meet Favourable Condition as per their Conservation Objectives.

**Irreplaceable Habitats**

Proposals which are likely to result in the loss or deterioration of an irreplaceable habitat (such as ancient woodland, ancient or veteran trees, ancient hedgerows, traditional unimproved meadows/ancient grasslands and lowland fens) will only be permitted for wholly exceptional reasons where:

- o. The need and benefits of the development in that location clearly and unambiguously outweigh the loss;

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

- p. It has been adequately demonstrated that the irreplaceable habitat cannot be retained with the proposed scheme; and
- q. Appropriate compensation measures are provided on site wherever possible and off site where this not is feasible. The scale and quality of the compensation measures required will be commensurate to the loss or deterioration of the irreplaceable habitat and will be considered on a site by site basis, including long term management and maintenance.

**Sites of Local Importance**

Development proposals affecting sites of local importance should always seek to contribute to their favourable management in the long term.

Where a proposal is likely to result in harm to sites of local importance (including habitats or species of principal importance for biodiversity, and sites that meet the criteria for designation as a Local Wildlife Site or designation as a Local Geological Site), developers will be required to accord with the following sequential approach:

- r. Firstly, seek an alternative site in the District with a lesser impact than that proposed;
- s. Secondly, if the first is not possible, demonstrate mitigation measures can be taken on site; and
- t. Thirdly, and as a last resort, seek appropriate compensation measures, on site wherever possible and off site where this is not feasible including long term management and maintenance.

**Biodiversity Net Gain**

All proposals should demonstrate a minimum biodiversity net gain of 10% via a Biodiversity Net Gain Plan using the most up to date biodiversity accounting metric developed by Natural England and provide details of the long-term maintenance and management of the net gain. This should be delivered on site in the first instance, or through biodiversity off setting where appropriate.

Major developments in particular must include measures to deliver biodiversity gains through opportunities to:

- u. Restore and enhance existing features on site;
- v. Create additional habitats and ecological networks on site which help support the District's wider ecological network; and
- w. The linking of existing habitats within West Berkshire to create links between ecological networks and where possible, with adjoining features.

**Supporting text**

**5.67** West Berkshire supports a rich and diverse range of biodiversity and geodiversity assets which reflect both the underlying geology and soils and traditional management practices that have been carried out over many years. The aim of this policy is to provide a framework for conserving and enhancing this richness and diversity both for its own sake, but also the positive contribution that it makes to the overall quality of life and sense of place for residents and visitors to West Berkshire in both urban and rural areas. Policy SP11 sets out how new development in West Berkshire will be expected to contribute to and enhance the natural and local environment at a landscape scale as well as sites of biodiversity importance at different levels. Where appropriate, new development should promote conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and should secure opportunities for a net gain for biodiversity.

**5.68** The 2019 'State of Nature Report' indicates that biodiversity across the UK is continuing to decline and as such change is required in relation to how we manage land. The Report highlights that urbanisation can fragment landscapes by creating barriers between habitats, thus isolating some populations but also recognises the wide variety of green spaces which exist within urban environments including domestic gardens, parks, allotments, cemeteries, ponds, and road verges which can all add to biodiversity value. Habitat connectivity is a key challenge for biodiversity and linked to the challenge of the climate crisis it is important that habitats do not become isolated with metapopulations and local populations of faunal and flora species finding themselves less able to respond to natural fluctuations where they can face heightened risk of decline and extinction.

**5.69** Linear features, or stepping stones, which form part of the connected habitat includes networks of hedgerows and ditches; habitats along all water courses; roadside verges; and (cumulatively) private gardens (including links to habitats outside the District) are essential for the migration, dispersal, and genetic exchange of wild species. Examples of linear features within West Berkshire include waterways such as the River Kennet, River Lambourn and the Kennet and Avon Canal and they play an important role in providing strong connecting links across the biodiversity network.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

By protecting these natural habitats and networks across the District, the Council may be able to avoid or repair fragmentation and isolation of natural habitats and ultimately conserve and enhance our priority natural areas and the connections between them. This element of the policy closely links with Policy SP10.

**5.70** A buffer zone is a landscape feature which can be used to protect a sensitive area from the impacts of development (or other harmful neighbouring land use. Buffers which are linked to corridors will be supported as a means of increasing connectivity across the District to help nature thrive. Buffers should be appropriately designed and informed by an understanding of what needs to be protected and/or mitigated. Regard should also be given to Policy DM6 in regards to providing appropriate buffers along watercourses.

**5.71** The policy takes a hierarchical approach according to the designation and significance of the natural assets and will apply the principle of net gain through delivery in line with paragraph 179 a) of the NPPF and wider government policy including the 25 year Environment Plan (2018).

### Sites of International and National Importance

**5.72** The most important sites for biodiversity and individual wildlife species receive statutory protection under international and national legislation and form part of the national site network. Special Protection Areas (SPA) and Special Areas of Conservation (SAC) are internationally important and are afforded the highest level of protection. Candidate SACs and proposed SPAs will be afforded the same level of protection as those already designated.

**5.73** SACs are internationally important conservation sites which are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Under these regulations, it is a requirement to seek and protect the most valuable and threatened habitats and species. In accordance with the policy, any developments which are likely to have significant effects on SACs will be required to prepare an appropriate assessment to identify the implications for the site in respect of the site's conservation objectives. There are three SACs in the district (which are all sensitive to surface and groundwater quality and quantity):

- Kennet and Lambourn Floodplain
- River Lambourn
- Kennet Valley Alderwoods.

**5.74** The Kennet and Lambourn Floodplain SAC is ecologically important as it contains a cluster of sites which supports one of the most extensive known populations of Desmoulin's whorl snail in the UK and is one of two sites representing the species in the south-western part of its range in the important chalk stream habitat. Integrity of the population is being maintained by taking measures, including habitat creation, to safeguard populations.

**5.75** The River Lambourn SAC is an example of a chalk river characterised by an abundance of water-crowfoots. These species help to modify water flow, promote fine sediment deposition and provide shelter and food for fish and invertebrate animals. The River provides a habitat which is only found in southern and eastern England. For part of its length it is a winterbourne, drying through the summer months. It is one of the least-modified rivers of this type, with a characteristic flora dominated by pond water-crowfoot upstream and water-crowfoot further downstream. It is adversely affected by nutrient enrichment, mainly from sewage inputs and agriculture, but is also vulnerable to artificial reduction in river flows. In March 2022 Natural England advised that the SAC was in unfavourable condition due to unnaturally high levels of phosphorus. It also advised that future development within the hydrological catchment of the River Lambourn SAC must achieve 'nutrient neutrality' to ensure that it does not impact on the condition of the protected site. The Council's approach to nutrient neutrality is set out in Policy DM6 and a more detailed Supplementary Planning Document will also be produced.

**5.76** The Kennet Valley Alderwoods SAC is an alluvial forest with Alder and Ash and which contains the largest fragments of alder-ash woodland on the Kennet floodplain. The wettest areas are dominated by alder over tall herbs, sedges and reeds, but dryer patches include a base-rich woodland flora with much dog's mercury and also herb-Paris. The occurrence of the latter is unusual, as it is more typically associated with ancient woodland, whereas evidence suggests that these stands have largely developed over the past century.

**5.77** The Council also has a duty to ensure that future development does not adversely affect the integrity of SACs outside of its geographical area. This includes the Solent Maritime SAC, which receives water from the River Test. The catchment for the River Test extends into a very small part of the district around Combe. It is also adversely affected by nutrient pollution and in March 2022 Natural England advised that the SAC was in unfavourable condition due to excessive levels of nitrogen. It also advised that future development within the hydrological catchment of the River Test must achieve 'nutrient neutrality' to ensure that it does not impact on the condition of the protected site.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**5.78** There are no SPAs within West Berkshire, although there is a very small part of the District (256 hectares) around Beech Hill 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. However, it is possible that certain types of development up to 7km from the boundary of the SPA could have an impact on the SPA. Proposals for new residential development of one or more net additional dwellings up to 5km from the boundary of the SPA, and residential development of over 50 dwellings located between 5 and 7km of the boundary of the SPA, will therefore 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 2017 (as amended) 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. The provision of Suitable Alternative Natural Greenspace (SANG) to attract new residents away from the SPA is a key part of these avoidance measures, together with strategic access management on the SPA and monitoring. Since the level of development expected to come forward in this area of the District is extremely low, the Council will explore opportunities for cross boundary working in this regard. Alternatively, SANG may be provided by developers for individual developments where it complies with Natural England's guidelines and there is an appropriate contribution to strategic access management and monitoring. In all cases SANGs will need to be agreed with Natural England.

**5.79** 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 1470 hectares. Six fall within the SACs. The pre-dominant (60%) designated habitats are chalk streams and grassland, and ancient woodland.

### Irreplaceable habitats

**5.80** The NPPF states that 'development resulting in the loss or deterioration of irreplaceable habitats should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. Within West Berkshire there are a number of irreplaceable habitats such as ancient woodland, ancient or veteran trees, ancient hedgerows, traditional unimproved meadows/ancient grasslands and lowland fens. However, this list is not definitive and applicants should assess whether there are any other irreplaceable habitats present on a site by site basis. Compensation measures for irreplaceable habitats will not be considered acceptable where the replacement habitat provided results in a neutral impact. Instead, the compensation to be provided will be based on the nature or extent of damage or loss to the irreplaceable habitat and will contribute towards the enhancement of biodiversity. Compensation could be in the form of habitat creation, enhancement or restoration and potentially be large in nature to reflect the irreplaceability of the habitat loss or damage. This will be assessed on a site by site basis in consultation with the relevant conservation body. If a proposal impacts upon Ancient Woodland, ancient or veteran trees or ancient hedgerows, development will also need to be in accordance with Policy DM16 Trees, Woodland and Hedgerows.

### Sites of Local Importance

**5.81** The District contains a range of habitats and geological features of local significance designated as Local Wildlife Sites and Local Geological Sites. Local Wildlife Sites are non-statutory sites of significant value for the conservation of wildlife. These sites represent local character and distinctiveness, and have an important role to play in meeting local and national targets for biodiversity conservation. There are 508<sup>(32)</sup> sites (c.7600 ha) designated for their county level importance and covering 11% of West Berkshire, many of which are ancient semi-natural woodland.

**5.82** Site selection criteria for Local Geological Sites have been drawn up by the Berkshire Geoconservation Group, and there are currently five sites in West Berkshire covering 150 hectares.

### Protected and Priority Species

**5.83** Some species, such as bats, great crested newts and badgers, have special protection under international and national legislation (such as the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.) and must be considered as part of the planning application process. Similarly, priority species are identified under Section 41 of the Natural Environment and Rural Communities (NERC) Act as of principal importance for the purposes of conserving biodiversity in England. The Thames Valley Environmental Records Centre also holds information for rare, scarce and notable (but not limited to) species in West Berkshire.

**5.84** Where there is a reasonable likelihood that a protected or priority species may be present and affected by a proposal, comprehensive surveys will need to be undertaken to provide the evidence needed to allow a determination to be made and licenses to be sought where necessary. Appropriate compensation measures should be provided

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

where development would disadvantage the conservation of a priority species. For example, the Sky Lark, Lapwing and other ground nesting birds require suitable habitats so that the species are not displaced as part of development which would limit the success of the species. There are many opportunities for biodiversity and geological enhancement in all parts of the District and not just on identified sites.

**5.85** Ponds are critical to great crested newts for breeding. Whilst on land, great crested newts are also dependent upon other habitats such as woodland, hedgerows, rough grassland and scrub. They are generally found within 500m of ponds, although may travel further than this. West Berkshire Council has been granted a District Licence as part of the Nature Space supported District Licence Scheme for Great Crested Newts. This enables the Council through its planning function to authorise activities affecting Great Crested Newts. Developers will be required to pay compensation for their impacts of the proposed development which will enable long term management agreements to be put in place with land owners and managers to fund and maintain newt habitats which is more effective for newts on sites and on a landscape scale.

### Biodiversity Net Gain

**5.86** Paragraph 174 of the NPPF highlights the need to provide net gains for biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures. Biodiversity Net Gain (BNG) can be defined as “Development that leaves the environment in a measurably better state than beforehand” (DEFRA, 2018). BNG will be achieved through a combination of retaining important features of the site and by making on site biodiversity enhancements to ensure an overall measurable minimum 10% net biodiversity gain is achieved, which contributes to restoring and enhancing the wider ecological networks and biodiversity of the District. To achieve net gain, a development must have a higher biodiversity unit score after development than before development. The most up to date Natural England Biodiversity Metric should be used to allow the assessment of biodiversity impact of a given development, and where appropriate the size of contribution required to offset the ecological impact of that development. The Council will deliver Biodiversity Net Gain in line with latest national guidance and the Environment Act 2021.

**5.87** To demonstrate that development proposals have met the requirements of Policy SP11, they will need to be accompanied by an appropriate ecological impact assessment (EclA) where this is relevant to the type of development proposed and its relationship with biodiversity and geodiversity interests. These assessments should be undertaken by a suitably qualified and/or experienced ecologist, be consistent with nationally accepted standards and guidance from the Chartered Institute of Ecology and Environmental Management, and will need to include a Biodiversity Gain Plan (including the completed Metric calculator) to measure the net gain achieved on site or loss that would need to be compensated. The assessment should be proportionate to the scale and impact of the development and so for householder and most minor applications this will initially involve a Preliminary Protected Species Survey or Preliminary Ecological Appraisal in order to assess if further work is required.

### Compensatory measures and long term management

**5.88** Compensatory measures refer to all measures designed to help offset the adverse effects that cannot be further reduced by mitigation measures. Compensation for residual harm is considered the last step and will be considered where it can be evidenced that on-site improvements are not possible, may result in piecemeal mitigation on small sites, or where better opportunities exist to secure net gain elsewhere. Compensatory measures (also known as biodiversity offsetting) will normally involve off-site measures to balance losses within the development site or to offset residual effects on affected wildlife sites. Compensatory measures should provide a biodiversity net gain in accordance with Policy SP11. In addition newly created habitats should be in place in time to provide fully the ecological functions that they are intended to compensate for.

**5.89** Biodiversity Opportunity Areas (BOA) have been identified by the Berkshire Local Nature Partnership. There are 17 which have currently been identified, either whole or in part, across the District. BOAs do not represent a statutory designation or a constraint upon development, rather, they are the 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 and projects which seek to enhance biodiversity within West Berkshire, particularly based on Biodiversity Opportunity Areas, will be supported.

**5.90** Local Nature Recovery Strategies are a new system of spatial strategies for nature they will: map the most valuable existing habitat for nature; map specific proposals for creating or improving habitat for nature and wider environment goals; and agree priorities for nature’s recovery. Once the Local Nature Recovery Strategy is produced for the District it will guide the delivery of biodiversity net gain and other nature recovery measures through illustrating where the most valuable existing habitats are located and will focus on habitat creation and/or improvement where it will achieve the best outcomes. Prior to the Local Nature Recovery Strategies being produced the Council will work

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

with applicants and relevant stakeholders to identify strategic locations for the delivery of off-setting as part of the Local Nature Recovery Network. The Biodiversity Opportunity Areas are likely to be incorporated into the Local Nature Recovery Network.

**5.91** Where compensation is required, regard will be had for the risks associated with the difficulty of success and the time-lag between any loss of biodiversity, and the achievement of the requisite habitat quality or other feature in determining the level of compensation required. To ensure the successful delivery and conservation in perpetuity, management arrangements will also need to be considered. Policy SP11 requires the long term management and maintenance of a site, and this should be achieved through a Habitat Management Plan. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements. Funding arrangements for delivery of the long-term maintenance requirements should be demonstrated to the Council before construction starts, including measures to secure biodiversity through all phases and stages of the development.

**5.92** The Environment Act 2021 sets out that in relation to biodiversity net gain any on-site or off-site biodiversity increase must be secured for 30 years. To allow for a consistent approach the Council will define long term management and maintenance to be a minimum of 30 years. To assist in undertaking appropriate compensatory measures, the Council will require the developer to use prevailing guidance by respective designating bodies.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 6 Delivering Housing

### Approach to housing delivery

#### Policy SP12

##### Approach to Housing Delivery

Provision will be made for 8,721 to 9,146 net additional homes in West Berkshire for the period 1 April 2022 to 31 March 2039; 513 to 538 dwellings per annum. The target figure of 538 dwellings per annum does not constitute a ceiling or cap to development.

New homes will be located in accordance with Policy SP1: Spatial Strategy, Policy SP3: Settlement hierarchy and Policy DM1: Development in the Countryside.

There should be no net losses from the existing stock of homes in West Berkshire. Existing homes should be retained in residential use (or replaced at least in equal numbers, normally on the proposed site), unless there is a reasoned justification in the form of a benefit to the wider community for a change of use. Developments should utilise opportunities to make better use of the existing housing stock.

### Supporting Text

#### Housing need and the housing requirement

**6.1** The NPPF, published in July 2021 states that *“to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach.... Any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for”*.

**6.2** Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings, the LHN is 513 dwellings per annum using a baseline of 2022.

**6.3** The LHN is not necessarily the same as the housing requirement, and the PPG outlines circumstances where it may be appropriate to plan for a higher number. These include, but are not limited to, situations where increases in housing need are likely to exceed past trends. This can include unmet needs from adjoining authorities, strategic infrastructure requirements that are likely to drive an increase in the local housing needs, and growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate extra growth.

**6.4** Although the NPPF no longer refers to ‘Housing Market Areas’ (HMAs), the PPG provides a definition of a housing market area which refers to the importance of key functional linkages between places where people live and work. The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA, February 2016) found that West Berkshire has a strong functional relationship with Wokingham Borough, Reading Borough and Bracknell Forest. As a result, there has been much collaborative working between these authorities on housing matters and associated infrastructure.

**6.5** Reading Borough Council have identified a shortfall of 230 dwellings that is anticipated to arise in the latter part of their current Local Plan period. The Reading Local Plan considers the period through to 2036.

**6.6** The local authorities which make up the Western Berkshire HMA have agreed a Statement of Common Ground for the purposes of Local Plan-making. This continues to recognise Reading’s unmet need set out in the Reading Local Plan and the principle that the need should be met within the West of Berkshire area. This agreement relates only to Reading’s need as calculated by the SHMA, not by any alternative calculations of need.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

6.7 Reading have identified that a five yearly review is required by 2024 and that will need to consider how to deal with the housing needs generated by the standard methodology. Though the principle of meeting any unmet need within the Western Berkshire Housing Market Area (HMA) is accepted, the distribution of that unmet need within the HMA has not been agreed and will be subject to further review, through the plan-making process, before the need arises.

6.8 No shortfall has been identified from other adjacent authorities or any of the other authorities within the Western Berkshire HMA.

6.9 In order to support the government's objective of significantly boosting the supply of homes, which is set out in the NPPF, Policy SP12 expresses the housing requirement as a range, with a minimum requirement of 520 513 dwellings per annum meeting the 2022 LHN. The upper end of the range allows for approximately 5% additional homes (rounded to 538) on top of the 2022 LHN.

6.10 The allocation of sites in the LPR aims to meet delivery of a higher number of homes in order to both boost supply and have some built-in flexibility. The upper end of the range is a target but should not be considered a maximum amount. It is not intended to be a cap on development that would otherwise be acceptable.

### Meeting the housing requirement

6.11 Several sources will ensure a continuous supply of land for housing across the plan period. These include:

- retained allocations in the Local Plan and Stratfield Mortimer Neighbourhood Development Plan (NDP);
- allocations in the Local Plan which are not being retained in the LPR due to development being under construction;
- existing planning commitments on unallocated sites;
- existing planning commitments for communal accommodation;
- windfall sites: sites not specifically identified in the development plan but that will come forward through the development control process in accordance with policies set out in the Local Plan and through the use of permitted development rights;
- new sites allocated in the LPR; and
- new sites to be allocated in neighbourhood plans.

### **Retained Local Plan and Stratfield Mortimer NDP allocations:**

6.12 The plan period of the LPR (2022 - 2039) overlaps with the previous plan period (2006 – 2026) and account therefore needs to be taken of sites that have already been allocated in the Core Strategy, the HSA DPD and the Stratfield Mortimer NDP. The relevant policy criteria still apply to these sites to cover events such as revised schemes being submitted or a planning permission lapsing. However for the purposes of calculating the housing supply, if a site has planning permission, then the number of dwellings permitted has been taken into account.

6.13 2,652 units were outstanding at 31 March 2022.

6.14 Allocated sites that are retained are listed in Policies SP13 -15.

### *Allocations in the Local Plan which are not being retained:*

6.15 Several sites that are allocated within the Core Strategy and HSA DPD are not being retained in the LPR and this is because development is at an advanced stage of construction. At 31 March 2022, there were 721 units outstanding on these sites.

### *Existing planning commitments on unallocated sites:*

6.16 Existing permissions for housing on non-allocated sites will also contribute to supply. Over 1,958 units on windfall sites, those not specifically identified in the development plan, already had permission or prior approval for permitted development at 31 March 2022.

### *Existing planning commitments for communal accommodation (Use Class C2):*

6.17 The housing supply and delivery section of the PPG requires local planning authorities "to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market." The Housing Delivery Test

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Measurement Rulebook gives the ratio for communal accommodation based on the national average number of adults in all households as 1.8 based on the 2011 Census. For example, a 90 bed care home would equate to 50 net dwellings ( $90 \div 1.8 = 50$ ).

**6.18** There are existing permissions for residential institutions in Use Class C2 which equate to 57 units.

### **Windfall**

**6.19** The NPPF states that local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (Para.68). Existing Policies within our development plan already the LPR identify the most sustainable settlements and direct development to the built up areas within settlement boundaries. The Council also publishes and maintains a [register of brownfield sites](#) that are available and potentially suitable for residential development across the District.

**6.20** The Council has assessed the contribution likely to be made from windfall sites based on past trends. It is clear that windfall sites have consistently played an important role in the housing supply of the District: approximately 74% of completions in the period 2006 - 2022 were on unallocated, windfall sites. The windfall allowance, of 140 dwellings per annum is, in comparison, relatively modest. It has been based on the average annual delivery on small sites of less than 10 units over the existing plan period 2006 – 2022. The calculated allowance set out in Table 2 takes account of existing small permissions that are already included in the supply by deducting these from the allowance of 140 dpa over the period 2022 to 2039. Any future windfall sites of 10 units or more are not included in the calculations of future supply, which introduces flexibility and means that any allocations of medium or large sites within settlement boundaries will not result in any double-counting.

### **Housing supply at March 2022**

Table 2 shows the position at 31 March 2022. 31 March 2022 is the date when the annual monitoring of development progress takes place. As aforementioned, for the purposes of calculating the housing supply, if a site has planning permission, then the number of dwellings permitted has been taken into account in the table.

**Table 2 Housing Supply at 31 March 2022**

Supply category	Net Units Outstanding
• Core Strategy: Sandleford Park Strategic Site	1,580
• HSA DPD Sites	990
• Stratfield Mortimer NDP Site	82
<b>Subtotal</b>	<b>2,652</b>
<b>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</b>	
• Core Strategy: Newbury Racecourse	465
• HSA DPD Sites	256
<b>Subtotal</b>	<b>721</b>
<b>Existing planning commitments on unallocated sites</b>	<b>1,958</b>
<b>Existing planning commitments for C2 Use Class communal accommodation</b>	<b>57</b>
<b>Windfall allowance to 2039</b>	<b>1,949</b>
<b>TOTAL</b>	<b>7,337</b>

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Future Supply

**6.21** In order to meet the target of 538 new dwellings per annum over the plan period, sites for a further 1,809 dwellings need to be found (requirement of 9,146 minus supply of 7,337). There also needs to be some built in flexibility to allow for phasing issues and for an element of non-delivery. The expression of the requirement as a range and the use of a relatively modest windfall allowance both add to the flexibility required to ensure that targets can be met.

#### *New sites allocated in the LPR*

**6.22** The Council's overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the Housing and Economic Land Availability Assessment (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in Policies SP13 - 15 and provide additional housing supply on newly allocated sites of some 1,720 homes. This includes the strategic allocation at North West Thatcham for up to 1,500 homes within the plan period.

#### *Sites to be allocated in Neighbourhood Plans*

**6.23** A number of neighbourhood plans are in preparation which will allocate further sites for housing development. It is proposed that a further 315 80 dwellings will be allocated by local communities through their NDPs. The figures for individual neighbourhood areas are set out in Policies SP13 - 15.

### Housing Trajectory

**6.24** The NPPF requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a housing trajectory. In preparing the trajectory the Council engages with landowners and developers and gives consideration to likely lead in times, start dates and build rates on different types of site. The housing trajectory showing the projected timeline for the delivery of housing developments across the plan period in relation to the annual average requirement is included in Appendix 8. The trajectory will be updated annually and reported in the Annual Monitoring Report (AMR).

### Five Year Housing Land Supply

**6.25** In order to comply with the NPPF, the submitted plan must be able to demonstrate that the housing trajectory includes a sufficient supply of deliverable sites for the first five years to meet the housing requirement plus the appropriate buffer to ensure a flexible and robust supply (Para 73 of NPPF). The assessment must then be reviewed on an annual basis.

**6.26** The latest assessment of the five year supply was published in November 2022 and demonstrates a supply of 6.4 years for the five year period beginning 1<sup>st</sup> April 2022. This supply forms the early part of the supply set out in the housing trajectory.

**6.27** The ability to demonstrate a five year land supply of land for housing is important in the decision making process. If the supply falls below the required amount, the presumption in favour of sustainable development applies and the plan-led approach advocated in the NPPF is compromised. The allocation of additional sites in this LPR aims to ensure that a five year supply can continue to be demonstrated when the position is reviewed each year and is maintained throughout the plan period.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Sites allocated for residential and mixed-use development in Newbury and Thatcham

#### Policy SP13

##### Sites allocated for residential and mixed-use development in Newbury and Thatcham

Development in the Newbury and Thatcham spatial area will be allocated as follows:

##### Large sites (1ha or larger)

LPR Policy	Current Policy Ref	Site name	Approx no's
SP16	CS3	Sandleford Park, Newbury	1500
SP17		North East Thatcham	1,500
RSA2	HSA2	Land at Bath Road, Speen, Newbury	100
RSA3	HSA3	Land at Coley Farm, Stoney Lane, Newbury	75
RSA4	HSA4	Land off Greenham Road, South East Newbury	160
RSA5	HSA5	Land at Lower Way, Thatcham	85
RSA25	TS2	Long Copse Farm, Enborne	24 plots

##### Small and Medium sites (less than 1ha)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA1	HSA1	Land north of Newbury College, Monks Lane, Newbury	15

##### Total Dwellings by Designated Neighbourhood Area

Designated Neighbourhood Area	Total
Cold Ash	0
Newbury	0

### Supporting Text

**6.28** The main focus for growth in West Berkshire is the Newbury and Thatcham area, where two strategic urban extensions are proposed; the first, the existing Core Strategy allocation at Sandleford Park, south of Newbury, which is carried forward with a redefined policy boundary where approximately 1,500 homes could be developed, and the second another greenfield site to the north east of Thatcham for approximately 1,500 homes. The Core Strategy provided for only modest growth in Thatcham in the period to 2026. Thatcham had seen considerable growth in the years prior to this and the Core Strategy focus was on regeneration rather than major growth. The Inspector examining the Core Strategy concluded that this was a reasonable approach and that in any overall review to accommodate more housing, Thatcham would be location to be considered again. Strategic development in Thatcham will bring considerable benefits to the town, not only in the provision of new housing, including affordable housing, but in the provision of new schools, community facilities and recreational provision.

**6.29** There is significant potential on previously developed land within settlement boundaries, particularly in Newbury town centre and periphery. Sites within settlement boundaries are not being allocated. This is because settlement boundaries are a long established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**6.30** No additional dwellings will be brought forward through the Cold Ash Neighbourhood Plan. Site selection work prepared as part of the preparation of the Neighbourhood Plan has concluded that only one site was suitable for allocation. This site is located within the settlement boundary.

**6.31** The Newbury Neighbourhood Plan will not include allocations for residential development, and will instead only include development management policies.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Sites allocated for residential and mixed-use development in the Eastern Area

#### Policy SP14

##### Sites allocated for residential development in the Eastern Area

Development in the Eastern Area will be allocated as follows:

##### Large sites (1ha or larger)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA7	HSA11	72 Purley Rise, Purley on Thames	35
RSA8	HSA13	Land adjacent to Bath Road and Dorking Way, Calcot	35
RSA9	HSA14	Land between A340 and The Green, Theale	100
RSA10		Whitehart Meadow, Theale	40
RSA11		Former sewage treatment works, Theale	60
RSA12	HSA15	Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	100
RSA13		Land north of A4 at junction of New Hill Road, Woolhampton	16

##### Small and Medium sites (less than 1ha)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA6	HSA9	Stonehams Farm, Tilehurst (EUA003)	65 bedspace care home
RSA24	TS1	New Stocks Farm, Paices Hill	8 pitches

##### Total by Designated Neighbourhood Area

Designated Neighbourhood Area	Total
Burghfield	0
Stratfield Mortimer	110 already allocated up to 2026
Tilehurst	0

### Supporting Text

**6.32** In the Eastern Area the significant constraints to development mean provision for new development is more limited. Though Grazeley had been identified as a possible location for a new garden settlement, changes to legislation (Radiation (Emergency Preparedness and Public Information) Regulations 2019) have resulted in the redetermination of the emergency planning arrangements around AWE Aldermaston and AWE Burghfield. The Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield now covers the area of Grazeley. The change resulted in objections to the Grazeley garden town proposal from the Defence Nuclear Organisation (part of the Ministry of Defence) and the Office for Nuclear Regulation. No strategic allocation is therefore made in this spatial area.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**6.33** If in the future the DEPZ is reviewed and the emergency planning arrangements be amended, then future reviews of the Local Plan will consider whether strategic allocations in this area would be suitable.

**6.34** New non-strategic allocations are proposed at the rural service centre of Theale and the service village of Woolhampton.

**6.35** No additional sites will be brought forward through Neighbourhood Plans in the Eastern Area. Burghfield Parish lies within the Detailed Emergency Planning Zone for AWE Burghfield whereby there are restrictions against residential development.

**6.36** 110 dwellings are already allocated up to 2026 in the Stratfield Mortimer Neighbourhood Plan. The Parish of Stratfield Mortimer contains the village of Mortimer which is identified as a Service Village within the settlement hierarchy meaning that it has a limited range of services and has some limited development potential. Given the outstanding dwellings still to deliver, no additional allocations in the plan period are proposed.

**6.37** The Tilehurst Neighbourhood Plan will not include allocations for residential development, and will instead only include development management policies.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Sites allocated for residential and mixed-use development in the North Wessex Downs AONB

#### Policy SP15

##### Sites allocated for residential development in North Wessex Downs AONB

Development in the North Wessex Downs will be allocated as follows:

##### Large sites (1ha or larger)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA14	HSA19	Land adjoining Lynch Lane, Lambourn	60
RSA17		Land at Chieveley Glebe	15
RSA18	HSA23	Pirbright Institute site, High Street, Compton	140
RSA20	HSA24	Land off Charlotte Close, Hermitage	15
RSA22		Land adjacent Station Road, Hermitage	34
RSA23		Land adjacent to The Haven, Kintbury	20

##### Small and Medium sites (less than 1ha)

LPR Policy	Current Policy Ref.	Site Name	Approx no's
RSA15	HSA20	Land at Newbury Road, Lambourn	5
RSA16		Land north of South End Road, Bradfield Southend	20
RSA19		Land west of Spring Meadows, Great Shefford	15
RSA21	HSA25	Land to the south east of the Old Farmhouse	10

##### Total by Designated Neighbourhood Area

Designated Neighbourhood Area	Total
Compton	0
Hermitage	0
Hungerford	55
Lambourn	25

### Supporting Text

**6.38** The special characteristics of the North Wessex Downs AONB mean that development will be modest, helping to meet local needs, support the rural economy and sustain local facilities in accordance with Policy SP2. Sites in the rural service centres of Hungerford and Lambourn will be brought forward through neighbourhood plans. New sites in the service villages of Chieveley, Kintbury, Bradfield Southend and Great Shefford are proposed for allocation in the LPR.

**6.39** Additional sites will be delivered through the Neighbourhood Plans for Lambourn and Hungerford. The Neighbourhood Plans for Compton and Hermitage do not include residential allocations, and instead comprise of development management policies.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Sandleford strategic site allocation****Policy SP16****Sandleford Strategic Site Allocation**

Land as shown on the Policies Map, is allocated for a residential development comprising approximately 1,500 dwellings.

A Mineral Resource Assessment (MRA) will be required to be provided for the site.

A detailed flood risk assessment with hydraulic modelling will be required for the whole site.

The site will be delivered to achieve a sustainable, comprehensive development and ensure the timely and co-ordinated provision of infrastructure.

The Council will be supportive of proposals which have regard, and positively respond, to the Sandleford Park SPD (2015) which provides a framework for the future development of the site.

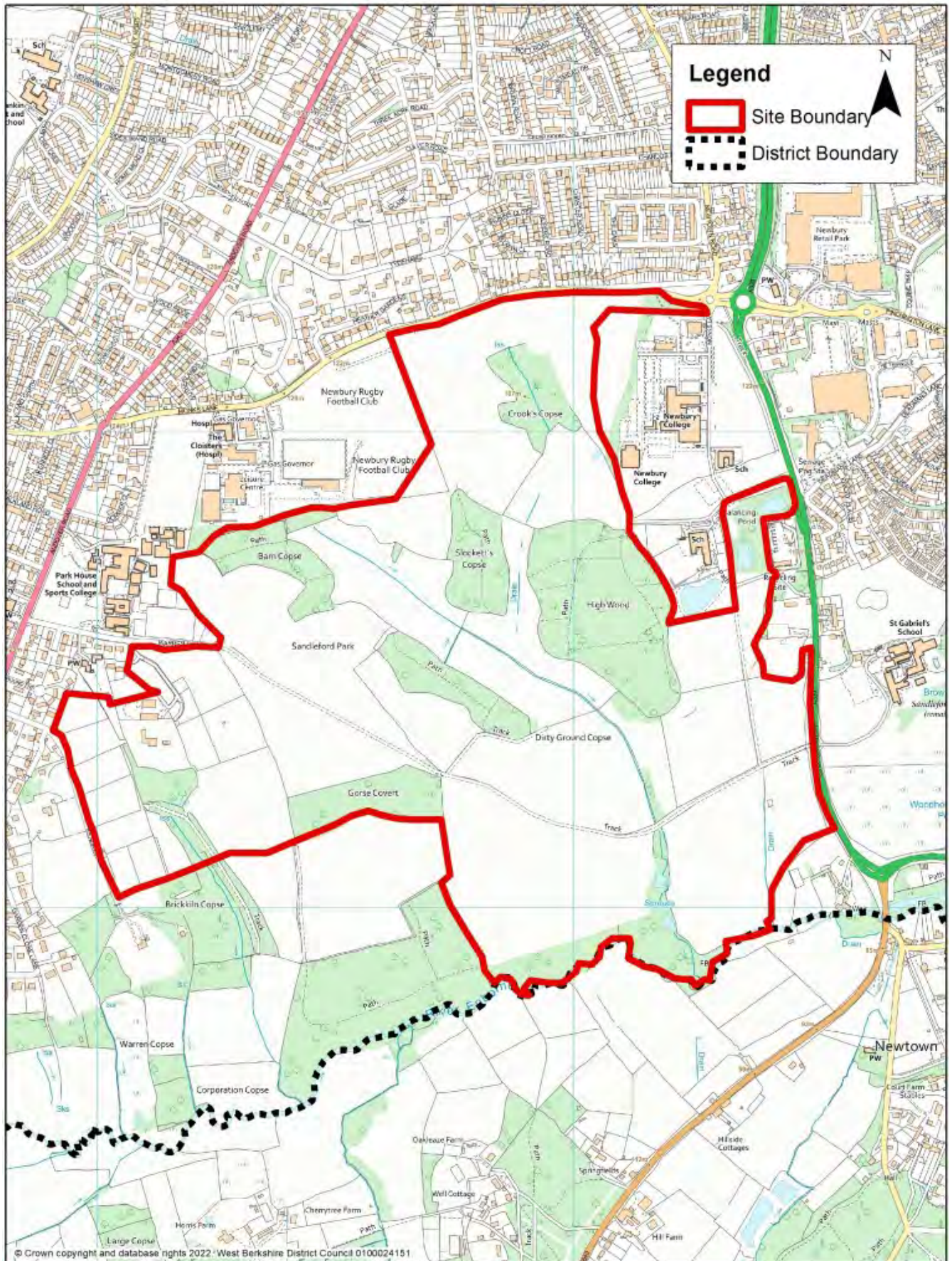
Development of the site will be expected to deliver:

- At least 40% affordable housing;
- A housing mix which complies with the housing mix contained in table 4 of Policy LSP18 and therefore an emphasis on homes with at least 3 bedrooms;
- Development to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;
- On-site renewable energy to assist in the delivery of a carbon neutral development;
- Four primary all vehicle accesses:
  - Two off Monks Lane;
  - One through to Andover Road via Warren Road; and
  - One onto the A339.
- Sustainable transport through routes connecting the A339, Monks Lane and Andover Road for pedestrians, cyclists and public transport;
- Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan;
- Provision of a new primary school on site and the extension of Park House School;
- Provision for retail facilities in the form of a local centre and business employment;
- A network of green infrastructure to be provided which will:
  - Conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;
  - Mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;
  - Provide a country park or equivalent area of public open space in the southern part of the site which will be retained outside of the settlement boundary for Newbury; and
  - Respect the landscape significance of the site on the A339 approach road into Newbury.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Sandleford Park





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Supporting text**

**6.40** The vision for Newbury contained in the Core Strategy DPD (2012) was that the town would retain its traditional market town heritage whilst undergoing infrastructure improvements and development and renewal of commercial uses and housing, to create a vibrant 21<sup>st</sup> century centre. It would be the main focus for housing growth over the period with new housing development well integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure.

**6.41** In reviewing the vision for Newbury as part of the LPR, the town will remain a focus for development. Newbury will retain its traditional market town heritage and continue to fulfil its key role as the administrative centre and major town centre for the District. Opportunities will continue to be taken to regenerate and enhance the townscape of the town centre and its periphery.

**6.42** The Council's spatial strategy is outlined in Policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in Policy SP3). Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for development.

**6.43** The Sandleford Park site to the south of Newbury comprises approximately 134 hectares of land. It is bordered to the north by existing development along Monks Lane and could accommodate approximately 1,500 dwellings with associated community facilities and services.

**6.44** The site was allocated as a strategic development in the Core Strategy DPD (2012). Since then, a SPD for the Sandleford Park site was adopted (2013) and set out the detailed guidelines for the distribution of uses and design of the site. To address some concerns that there was potential that the site may not come forward in a comprehensive manner, the SPD was amended in 2015 to reflect the need for a single planning application for the site to ensure that the site is comprehensively delivered, with timely and well planned provision of infrastructure.

**6.45** Whilst applications for developing the site have been considered by the Council, it does not yet benefit from full planning permission, although a large part of the site has outline consent. The site was submitted to the Council as part of the call for sites for the LPR and was assessed within the HELAA (2020). In reviewing the evidence, it remains the firm belief of the Council that Sandleford Park is the most appropriate location for strategic housing delivery in Newbury.

**6.46** Hence, Sandleford remains allocated for development. The area is accessible to facilities and services in Newbury town centre and is also close to other retail and educational facilities. Whilst the site has not delivered housing to date, the Council is confident that the site will deliver housing within the plan period of the LPR and is actively working to ensure this.

**6.47** British Geological Survey data indicates that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Mineral Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with saved policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire.

**6.48** The Housing Site Allocations DPD (HSA DPD) was adopted in 2017 and contains a generic policy, Policy GS1, which includes a criterion applying to all allocated sites whereby they will be master planned and delivered as a whole and that a single planning application will be submitted for each to ensure a comprehensive approach to development is achieved. That policy has been reviewed, and deleted, as part of the LPR. This policy (SP16) now ensures that a comprehensive approach to development at Sandleford is achieved. This policy takes precedence over the SPD requirement for a single planning application, but makes clear that the site must be delivered to achieve comprehensive development and ensure the timely and co-ordinated provision of infrastructure.

**6.49** In addition, the importance of the SPD is highlighted such that the Council will be supportive of proposals which have regard, and positively respond, to it as it provides a framework for the future development of the site.

**6.50** Following the adoption of the HSA DPD in 2017, the settlement boundary at Sandleford was amended such that land between Garden Close Lane and Kendrick Road is now included within the settlement boundary of Newbury. As there is now a presumption in favour of sustainable development at this location, the boundary of the site is updated to include this land.

**6.51** Criteria for the delivery of the site are included in the policy above. As work on the LPR progresses, these will be further developed and refined to include any additional, specific, mitigation measures and infrastructure requirements identified by stakeholders engaging with the process.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### North East Thatcham strategic site allocation

#### Policy SP17

##### North East Thatcham Strategic Site Allocation

Land as shown on the Policies Map is allocated for a sustainable low carbon, urban extension comprising of distinct neighbourhoods defined by their landscape and connected and contributing to Thatcham, and woven through with natural habitats and links. The site will be masterplanned and delivered as a whole to achieve a comprehensive development. The provision of all infrastructure, services, open space and facilities will be timely and co-ordinated. The Thatcham Strategic Growth Study provides guiding principles for the delivery of the site therefore proposals will demonstrate that these guiding principles have been positively responded to.

##### Homes

The site is to be allocated for approximately 1,500 dwellings which will be completed within the period of the plan. These dwellings will comprise of a housing mix which complies with the housing mix contained in Table 3 of Policy SP18 . In addition at least:

- 40% of dwellings will be affordable housing; and
- 3% of dwellings will be delivered via serviced custom/self-build plots.

##### Community

The site will provide:

- Local centres providing local retail facilities and small-scale employment for community use (approximately 1,100 sq. metres Class E and F2);
- 450 sq. metres GP Surgery to be offered to the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board or other such appropriate body;
- Early years provision;
- A 2.5 FE primary school on site and sports infrastructure requirements of the school, land to be provided and build costs to be met by the applicant;
- Secondary provision - Land to meet the impact of the development. The nature and cost of the mitigation will be informed by a feasibility study, undertaken at the applicants expense and prepared in collaboration with the Council and local stakeholders;
- 1,200 sq m community indoor facility to be used for sport and community uses with a variety of room sizes (currently use classes E and F);
- Outdoor formal and informal sports pitches and areas to meet the identified need of the development;
- Open space to meet the needs of the development in accordance with Policy DM41;

##### Green Infrastructure

The site will provide a comprehensive green infrastructure network which will take advantage of the landscape features of value within and around the site. This network will comprise:

- A new community park linking Thatcham to the North Wessex Downs AONB;
- Greenways which connect through the site to the park, facilitate connection to the AONB, and include leisure routes accessible to all users;
- A comprehensive network of other accessible routes and connections within the development which provide walking and cycling links along desire lines;
- Existing and new Public Rights of Way; and
- Retained and new trees, hedgerows and other appropriate native planting which contribute to biodiversity net gain.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Transport**

Measures will be included to improve accessibility by, and encourage use of, non-motorised transport modes. A Transport Strategy will provide detail on how this will be achieved, including:

- Active travel improvements on routes between the site, Thatcham town centre and the railway station;
- A vehicular through route;
- Sustainable transport through routes;
- Mitigation of the development's impacts on the highways network with improvements to existing junctions where they are needed and delivery of new access points for all forms of movement and transport to the site at locations to be agreed with the planning authority; and
- How adverse impacts on air quality will be minimised.

**Sustainability**

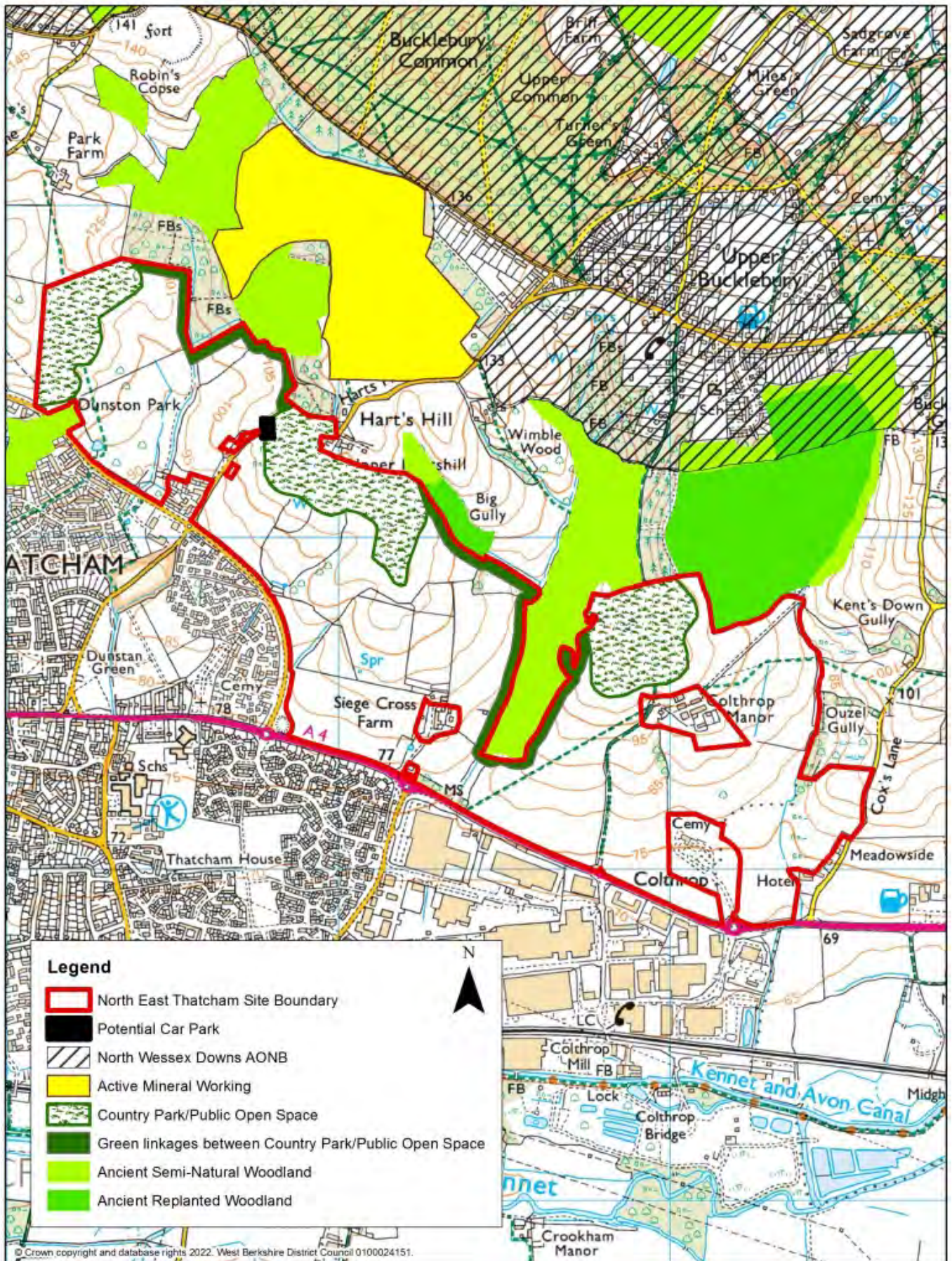
Development of the site will be supported by a Sustainability Charter which will establish how policy requirements will be achieved. This will be informed by:

- An Energy Strategy which sets out measures to achieve a model low carbon development (following the energy hierarchy) in accordance with Policies SP5 and DM4, including:
  - net zero carbon (regulated and unregulated energy) emissions for dwellings;
  - BREEAM 'excellent' non residential buildings;
  - on-site renewable energy to assist in the delivery of a net zero carbon neutral development; and
  - carbon off-setting.
- An Integrated Water Supply and Drainage Strategy which will set out:
  - measures to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site; and
  - surface water management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS).
- An Ecology Strategy which will set out:
  - a Biodiversity Net Gain Strategy to show how net gain will be achieved including through habitat restoration and linkages;
  - how priority habitats and ecological features will be protected and enhanced;
  - the creation of new ecological features; and
  - a site-wide management plan.
- A Green Infrastructure Strategy which will show how a network of multifunctional green infrastructure will be delivered across the site.
- A Public Rights of Way Strategy to demonstrate how existing Public Rights of Way will be protected and enhanced and how new ones will be established, including bridleway links and safe crossing points.
- A Lighting Strategy which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs AONB, and measures to mitigate the impact on biodiversity.
- A Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013. This will inform the final capacity, development, design and layout of the site and requirements for green infrastructure and the provision of public open space. The LVIA will be informed by the Landscape Sensitivity Assessment (2021) of the site.
- A Mineral Resource Assessment (MRA).
- A Historic Environment Strategy to demonstrate how the listed buildings in the area will be conserved and how the impact of the development on their settings has been considered.
- A Construction and Operations Management Plan (COMP) shall accompany any planning application on the site. The COMP shall safeguard the oil pipeline from operational works, including the provision of an appropriate buffer.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## North East Thatcham Indicative Site Plan





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Supporting Text**

**6.52** Thatcham has experienced rapid population growth during the post-war period, expanding more than 5 times since 1951. This growth has been accompanied by infrastructure growth in transport, and a considerable expansion in the built-up area to match the population growth. However, in recent decades, the provision of social infrastructure has not kept pace with housing growth.

**6.53** The vision for Thatcham contained in the Core Strategy DPD (2012) was that Thatcham town centre would be a focus for regeneration, enabling the town to fulfil its role within the District's Hierarchy of Centres by improving the retail offer and enhancing the streetscape. The provision of leisure and community facilities for all ages would be improved and encouraged within the town centre. The town would become more self-contained providing a range of job opportunities and encouraging residents to shop and socialise locally. Additionally, the Core Strategy concentrated housing expansion in Newbury.

**6.54** In reviewing the vision for Thatcham as part of the LPR, and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work (Thatcham Strategic Growth Study (TSGS) 2020).

**6.55** This evidence draws on other recent evidence produced to support the LPR such as the Landscape Character Assessment (LCA) (2019) and the Housing and Employment Land Availability Assessment (HELAA) (2020). The TSGS shows that Thatcham compares poorly to other similar centres in terms of overall service provision, including public services and commercial services. The town's self-image is of a large village, rather than as a thriving market town.

**6.56** In addition, it demonstrates that recent planning decisions support the approach that only growth of a strategic scale can support the service provision and regeneration that Thatcham requires.

**6.57** The TSGS considers the sites promoted to the Council as part of the LPR and recommends that if strategic development were to occur in Thatcham, the most appropriate location to examine in more detail is the site promoted at North East Thatcham.

**6.58** The western edge of the site is adjacent to the existing Thatcham settlement boundary along Floral Way and Bath Road (A4). The eastern end of the site is adjacent to Colthrop Industrial Estate, which is contiguous with Thatcham. The new revised settlement boundary will be defined following the studies and work identified in the policy at the application stage.

**6.59** Stage 3 of the TSGS examines the North East Thatcham site in detail and, using community objectives which emerged during a community stakeholder workshop, provides context for how development could come forward at the site.

**6.60** The Council's spatial strategy is outlined in Policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in Policy SP3). Thatcham, as part of the Newbury and Thatcham urban area, is a sustainable location for development. The TSGS shows the most sustainable way for development to come forward in the town and this policy draws on that evidence.

**6.61** Hence, Thatcham is now a focus for regeneration, for new housing and for improved provision of services and facilities. A new urban extension to the north east of the town is allocated for development and will provide a new residential neighbourhood with supporting facilities and green infrastructure and enable long-term planning for Thatcham's future. Delivery of at least 1,500 dwellings is anticipated within the plan period.

**6.62** British Geological Survey data identifies that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Minerals Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with saved Policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire.

**6.63** Further detailed work will be required to develop a coherent masterplan or development framework to take the development forward, which will be produced in collaboration with the community and other stakeholders.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Housing type and mix

## Policy SP18

## Housing Type and Mix

Residential development will contribute to the delivery of an appropriate mix of dwelling tenures, types and sizes to meet the existing and future housing needs of all sectors of the community, including those with specialist requirements.

Residential developments should provide a mix of unit sizes. All developments, including conversions, of 10 or more dwellings (gross) will provide a mix of dwelling sizes reflecting the requirements of Table 3 in the supporting text to this policy, or any more recent evidence published by the Council.

In determining any variation from this mix, the Council will have regard to:

- a. The most up to date evidence on local housing needs;
- b. The appropriate mix for the site's size and location;
- c. For conversions or redevelopment, any physical factors limiting a particular mix; and
- d. Site specific viability.

All dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). Around 10% of the new market housing and a maximum of 5 units of the affordable sector should also meet the wheelchair accessible standard M4(3) wheelchair user dwellings unless evidence clearly demonstrates that this would make the scheme unviable.

In order to support local communities to meet their housing needs the Council will normally support the development of housing schemes that are initiated by local communities. These may include schemes involving affordable housing, co-housing, community self-build, or housing for people with specific needs such as older people or those with disabilities.

## Supporting Text

**6.64** In addition to ensuring that an appropriate amount of housing is provided in suitable locations, it is also important to ensure that there is a wide choice and mix of housing to meet existing and future local needs, and to help secure mixed and balanced communities. Housing provision must support the needs of the whole community, including the provision of both market and affordable housing, and reflect the needs of specific groups such as, but not limited to, families with children, single person households, the elderly, those households with specific needs, those wishing to build or commission their own home, Gypsies, Travellers and Travelling Showpeople and those seeking houseboat moorings. Developers will therefore need to consider housing mix in their proposals, including any local evidence of housing needs or evidence in parish or neighbourhood plans which may be important considerations even for small sites, particularly in rural areas.

**6.65** The Berkshire Strategic Housing Market Assessment <sup>(33)</sup>(SHMA) and the subsequent Local Housing Needs Evidence Updates <sup>(34)</sup> established the mix of new homes required and the need for specialist housing. The evidence supports maximising affordable housing on new development sites and requirements for affordable housing are set out in Policy SP19. Policy DM19 and Policy DM18 provide policy for specialist housing and self and custom build respectively. Policy DCM30: Residential space standards set out the requirement for residential development to meet nationally described space standards in order to ensure that new homes provide sufficient space for basic daily activities and needs.

**6.66** The latest evidence from the 2022 Icen Local Housing Need Assessment recommends the following mix for future dwelling sizes by tenure required for market and affordable housing:

33 [Berkshire \(including South Bucks\) Strategic Housing Market Assessment](#): GL Hearn February 2016

34 Icen Projects May 2020 and July 2022

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Table 3 Mix of housing by size and tenure**

	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Market	5-10%	40-45%	35-40%	10-15%
Affordable home ownership	20-25%	45-50%	20-25%	5-10%
Affordable housing (rented)	30-35%	35-40%	20-25%	5-10%

To ensure mixed and balanced communities, a mix of dwelling sizes, in line with the table above, will be sought from developments delivering new homes. While developments will be expected to reflect this mix, rigid application of these requirements may not be appropriate in all cases. When considering the appropriate mix, the Council will have regard to:

- the scale of development;
- individual site circumstances including location, character of surrounding area, and any physical building constraints, particularly in relation to conversions; and market conditions.
- viability, subject to the applicant submitting a viability assessment at the application stage and its independent assessment by the Council; and
- information within made neighbourhood plans and any associated local housing needs surveys.

**6.67** Given the expected increase in the number of older people during the plan period and the specific needs of those with long-term health conditions and disabilities, there is a requirement for homes which are adaptable and accessible (see Policy DM20). The dwelling mix set out above does not apply to developments for sheltered housing, extra care housing and registered care provision. In such developments, the appropriate mix of dwelling sizes will be assessed against the specific needs of intended occupiers.

**6.68** Improved space standards are gradually being introduced through building regulations to ensure that housing has adequate space to meet wider needs and can be adapted easily to meet changing future needs. These optional standards, specifically M4(2) (accessible and adaptable buildings) and M4(3) (wheelchair user dwellings)

**6.69** In a September 2020 Government consultation proposals were set out to increase the required access standards for all housing through building regulations. This consultation set out a range of options for how standards can be improved. As a result of the consultation the Government has proposed to make all M4(2) standards mandatory for all housing development. This is to be implemented as a minimum standard through changed to the building regulations in due course. The M4(3) (Category 3: Wheelchair user dwellings) would continue as now where there is a local planning policy in place in which a need has been identified and evidenced

**6.70** The projected change in the number of people with disabilities as highlighted in the Local Housing Need Assessment, 2022 provides clear evidence justifying delivering 'accessible and adaptable' homes as defined in Part M4(2) of Building Regulations, subject to viability and site suitability.

**6.71** The whole Plan viability Assessment of the cost of meeting this standard does not consider that it would have any significant impact on viability and would potentially provide a greater number of homes that will allow households to remain in the same property for longer. The inclusion of the requirement for all housing development to meet the Part M4(2) Category 2 is considered to be justified.

**6.72** In relation to the M4(3) (Category 3: Wheelchair user dwellings) the LHN assessment identifies a need for around 1,200 dwellings to be for wheelchair users (meeting technical standard M4(3)) and recommends that around 10% of market homes should meet this with a proportion in the affordable sector. Provision to meet the higher wheelchair user standard M4(3) will be encouraged where this is practicable given site considerations and financial viability.

**6.73** The Council supports the development of housing schemes that are initiated by local communities. The Council will expect that the proposal has been initiated by a legitimate local community group which is able to demonstrate that it has a democratic structure, is not for profit, is controlled by the local community and has appropriate policies and procedures in place. Community groups may wish to consider partnering with organisations such as housing

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

associations, landowners and agents in bringing forward sites for development. Local communities includes any groups with members that have a connection to West Berkshire, for example residents or people who work within the District.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Affordable housing****Policy SP19****Affordable Housing**

Affordable homes will be sought from residential development. The Council's priority and starting expectation will be for affordable housing to be provided on-site.

The following levels of affordable housing provision will be required:

- a. On development sites of 10 dwellings or more (or 0.5 hectares or more), 30% provision on previously developed land and 40% on greenfield land; or
- b. On development sites of between five and nine dwellings, 20% provision.

The levels set out above represent the default position and a lower provision of affordable housing should not be sought, other than in exceptional circumstances and where fully justified by the applicant through clear evidence set out in a publicly available viability assessment.

If a lower provision of affordable housing is sought in exceptional circumstances, a review mechanism will be required to ensure that if viability improves during the lifetime of the development project, additional affordable housing, up to the levels specified in this policy, is provided.

In exceptional circumstances where site specific issues inhibit the provision of on-site affordable housing, or where provision can be better met on an alternative site in the district, off-site contributions may be accepted as an alternative.

In determining residential applications the Council will assess the site size, suitability and type of units to be delivered. The Council will seek a tenure split of 25% First Homes and then 70% social rented, and 5% shared ownership. The priority is for social rent, but the Council will consider the potential for affordable rent as an alternative, only when necessitated by site specifics, viability of delivery and identified local need.

First Homes must be delivered, sold and let in accordance with the Council's First Homes policy.

For schemes that consist of 100% build to rent units, the affordable housing provision will be in the form of affordable private rent, discounted by a minimum of 20% from local market rents.

In relation to extra care housing, it is recognised that provision of affordable housing may be particularly difficult to achieve. In such circumstances, the policy will be implemented on a case-by-case basis, and the individual viability assessment will be used to demonstrate an appropriate affordable housing contribution.

Affordable homes will be built to net zero carbon standards to help meet objectives on sustainability and climate change. The affordable units will be appropriately integrated within the development.

The Council will expect First Homes dwellings to remain affordable in perpetuity so as to meet the needs of both current and future occupiers. It is expected that all other affordable homes provided will remain at an affordable price for future generations of eligible households for as long as it is needed. Where this is not possible, the subsidy will be recycled within the District for the provision of future affordable housing.

**Supporting Text**

**6.74** West Berkshire is an area of high property prices and many local people have difficulty gaining access to suitable housing on the open market. Provision of affordable housing is seen as a priority as housing has wide implications on health, education and employment opportunities.

**6.75** The NPPF and the Planning Practice Guidance (PPG) states that affordable housing should only be sought from major development of 10 or more dwellings or on housing sites of 0.5ha or more across the district. In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under [section 157\(1\) of the Housing Act 1985](#), which includes National Parks and Areas of Outstanding Natural

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Beauty. As about 74% of West Berkshire is within an AONB and most of the remaining parishes are designated rural areas it is considered justified and reasonable for the Council to secure 20% affordable housing on sites of 5 or more dwellings and this is reflected in Policy SP19.

**6.76** The Whole Plan Viability Assessment 2022 examines the impact of various levels of affordable housing on the viability of housing development across the district and demonstrates that the requirements identified within Policy SP19 are viable.

**6.77** The affordable housing need was assessed in the Berkshire Strategic Housing Market Assessment<sup>(35)</sup> and reviewed in the Updated Housing Needs Evidence<sup>(36)</sup> in May 2020 and July 2022. The definition of 'affordable housing' is set out in the NPPF, and covers affordable housing for rent, first homes, discounted market sales housing and other affordable routes to home ownership for those whose needs are not met by the market.

**6.78** The latest evidence shows a high need for affordable housing across the District with a net affordable and social rented housing need equivalent to 330 dpa (2021 base date). This is a significant need for the district and a clear justification for the Council to seek affordable dwellings through new development schemes. Whilst the level of need will be kept under review the policy therefore seeks to maximise opportunities for increased affordable housing delivery with social rented dwellings being the priority affordable housing tenure.

**6.79** The issue of affordable housing need is complex and should not be directly linked to the overall District housing need of 513 calculated under the Standard Method.

**6.80** Methods for securing affordable housing as an element of market housing proposals are well established. A study of economic viability<sup>(37)</sup> has been carried out on behalf of the Council which sets out the evidence for affordable housing thresholds. The Council recognises that in some circumstances there may be exceptional costs of development which need to be acknowledged, and that the policy may represent the starting point for negotiation.

**6.81** The Council acknowledges that there may be exceptional cases where affordable housing cannot be secured as part of a policy compliant scheme. This must be fully justified by the applicant through clear evidence set out in a publicly available Open Book viability assessment. Where an exemption from publication of the viability assessment is sought by the applicant, the Council must be satisfied that the information to be excluded is commercially sensitive. In all cases, as a minimum, an executive summary must be made publicly available.

**6.82** In exceptional circumstances where a lower provision of affordable housing is sought, the Council will require a review mechanism to enable the Council to reassess viability over the lifetime of the development to ensure policy compliance. If the viability is found to have improved, additional affordable housing must be provided, up to the levels specified in this policy. The potential risks of development are already accounted for in developers' returns. The realisation of risks will therefore not trigger a review mechanism. In other words, the Council will only consider a review of the level of affordable housing to be provided where viability has improved (for example, where values have increased), and not where viability has worsened (for example where costs have increased).

**6.83** The Council will carefully scrutinise proposals which appear to fall artificially below the required thresholds which may indicate a possible attempt to avoid making the appropriate contribution towards the delivery of affordable housing. Such proposals are likely to be refused planning permission where they fail to make efficient use of land.

**6.84** The viability evidence supports a higher contribution to affordable housing on greenfield sites. The requirement for affordable housing will be applied to the gross number of dwellings on the proposed site, although it is recognised that there are circumstances where national policy allows an exception. Where vacant buildings are being reused or redeveloped the existing gross floorspace will be deducted from the overall affordable housing contribution calculation.

**6.85** As a starting point, the Council seeks a tenure split of the affordable housing on each development site of 25% First Homes, 70% social rented, and 5% affordable/shared ownership. The Housing Need Assessment concludes that the core requirement is for social rented housing. There is, however, still a significant proportion of existing and newly arising households that require access to some form of affordable home ownership.

**6.86** The NPPF requires that policies should expect at least 10% of the total number of homes on major developments to be available for affordable home ownership with exemptions for schemes which provide solely Build to Rent homes, specialist accommodation for those with specific needs, sites for those who wish to build or commission their own homes or which are exclusively for affordable housing.

35 [Berkshire \(including South Bucks\) Strategic Housing Market Assessment](#): GL Hearn February 2016

36 Updated Housing Needs Evidence: Icen Projects Ltd July 2022

37 Affordable Housing Viability Study: Dixon Searle Partnership October 2019



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**6.87** The requirements of the Written Ministerial Statement (May 2021) are now included in the PPG on First Homes and specifies that First Homes should be secured first. These should as a minimum account for at least 25% of all affordable housing units delivered by developers through planning obligations. First Homes must be delivered on-site. Commuted sums or off-site provision will not be accepted in lieu of on-site provision. As the financial, national and local policy context is subject to change, the Council may, subject to site specific circumstances, consider an alternative negotiated mix of tenure. The objective will be to ensure that where affordable housing is being delivered it is affordable to those in need at the time the planning application is determined.

**6.88** On smaller schemes where the expected tenure split is impractical the tenure would be based on local need. Given the nature of the policy there will be instances where the proportion of affordable housing sought will result in the provision of a part unit. In these cases the part unit will be rounded up or down to provide the nearest whole unit.

**6.89** A First Home is a home sold at a discounted price of no more than 70% of the market value of the property. The market value must be determined by an independent registered valuer and based on the assumption that the home is sold as an open market dwelling without restrictions. The first time a First Home is sold, it must not cost more than £250,000, after the discount has been applied. Future re-sales of the home must also be at a discounted price of no more than 70% of the market value of the property. First Homes can only be purchased or rented by buyers or tenants who meet the eligibility criteria sets out in the Council's First Homes policy.

**6.90** For schemes that consist of 100% build to rent units, the affordable housing provision will be in the form of affordable private rent, discounted by a minimum of 20% from local market rents.

**6.91** Affordable housing should be provided as built units on the application site as part of well-designed mixed tenure schemes, helping to create mixed inclusive communities.

**6.92** The District Council will be supportive of community-led affordable housing schemes such as community land trusts and cooperatives and would encourage neighbourhood plans to consider such initiatives. Any scheme should, however, accord with other policies of the LPR in terms of siting, scale design and external appearance. No significant harm should be caused to the character or setting of the settlement and the surrounding countryside.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 7 Fostering economic growth and supporting local communities

### Strategic approach to employment land

#### Policy SP20

##### Strategic approach to employment land

Through the LPR the Council will seek to facilitate the growth and forecasted change of business development over the plan period by promoting the supply of office and industrial space across the District to meet the identified shortfall.

Appropriate proposals for business development (offices, industrial, and storage and distribution) will be supported where they are located:

- a. On sites allocated for business development as set out Policy SP21 and in accordance with the individual site specific policy; or
- b. On a suitable site within a settlement boundary; or
- c. Within a Designated Employment Areas (DEA) in accordance with Policy DM32 and as defined on the Policies Map; or
- d. On previously developed land within existing suitably located employment sites; or
- e. Within the countryside provided the proposal is in accordance with other relevant policies within the Plan, in particular Policy DM35.

Proposals for new office development that are not within a town or district centre as set out in Policy SP22 or within a DEA will be required to satisfy the sequential test.

Development proposals that would result in the loss of business development outside of a DEA, will be required to justify the loss of floorspace and/or land. As a minimum, this will require marketing evidence and demonstrating that the proposal will:

- f. Not substantially prejudice the overall supply of employment land over the plan period; and
- g. Not conflict with or undermine the function of existing neighbouring uses; and
- h. If offices within a town or district centre, maintain the vitality of that centre;
- i. If in the countryside, the proposal would also need to demonstrate that it does not have a significant negative impact on the vitality and viability of the local economy of the surrounding rural area in accordance with Policy DM35.

The redevelopment and regeneration of existing employment sites for business uses will be supported.

A range of types and sizes of employment sites and premises will be encouraged throughout the District to meet the needs of the local economy. Proposals for business development should be of a high quality design and in keeping with the surrounding environment.

Where feasible and appropriate, the Council will encourage an Employment and Skills Plan as part of major business development proposals.

#### Supporting text

**7.1** The purpose of this policy is to set the framework to facilitate and promote the growth and forecasted change of business development across the District over the plan period to 2039. For the purposes of this Plan business uses/development are office, industrial, storage and distribution, and the term employment land/site refers to the land on which these uses are located. It is recognised that the term economic development is broader and encompasses other employment generating uses including main town centre uses, as well as community and public uses.

**7.2** The Council Strategy 2019 – 2023 sets out six priorities of which one is to support businesses to start, develop and thrive in West Berkshire, stemming from the Council's Strategy theme 'Open for Business'. This theme is followed through within the Council's Economic Development Strategy which seeks to boost inclusivity, productivity and sustainability in a way that benefits all of our residents and businesses.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**7.3** To inform the Local Plan Review (LPR) the Council undertook an Employment Land Review (ELR 2020) which was completed prior to the Covid 19 pandemic, prior to the UK exiting the EU, and before significant changes were made to the planning system, <sup>(38)</sup> all of which have implications for the local economy. The Council therefore updated the ELR in 2022 using the most recent economic forecasts which take account of the major macro-economic changes which have taken place and provides up to date evidence.

**7.4** The ELR 2022 concludes that whilst the office sector in West Berkshire has been steadily shrinking over the past decade, the economic forecast predicts positive job growth over the plan period and recommends a need for a net increase in office space of 50,816sqm to 2039.

**7.5** Monitoring data shows a net decline in office floorspace for most of the past decade, with changes from office to residential under permitted development rights contributing to a large proportion of these losses which have been largely driven by the difference between residential and office values, as well as lower grade office space. In order to assist in protecting these employment sites, the Council will explore additional measures to provide protection for example through planning conditions/planning obligations restricting permitted development rights on new office development.

**7.6** The Council's evidence confirms that the market signals are generally not sufficient to trigger new build office development on a speculative basis. It is evident from the ELR and the SA/SEA that the Plan is unable to make provision to meet the District's office requirements over the plan period to 2039. The Council has positively sought opportunities to meet the office requirement for the District by undertaking numerous Call for Sites, sought to deliver office space on the North East Thatcham strategic site, and pursued opportunities through Duty to Cooperate.

**7.7** With a lack of supply of suitable sites for office development and little to no viability in the market at present, the Council seeks to promote the supply and refurbishment/upgrading of existing offices and seeks to safeguard existing supply where possible, so that if the market demand for offices strengthens delivery can be achieved. Policy SP20 removes the requirement for office developments within DEAs to satisfy the sequential test and promotes the redevelopment and regeneration of existing employment sites for business development particularly in DEAs. The town and district centres policy also promotes the provision of office space on the regeneration or redevelopment of sites within and on the edge of existing centres. Given the identified shortfall in supply the Council will commit to seek to address this matter again at the first five year review of the Local Plan.

**7.8** The provision of industrial space has been consistently strong over recent years, and both trend-based projections and economic forecasts indicate growth in industrial space. The ELR 2022 therefore recommends a minimum industrial requirement of 90,730sqm or 23 ha of land to 2039 to meet identified needs.

**7.9** Policy SP21 sets out a number of site allocations for industrial land, each of which has a site specific policy (Policy ESA 1-6) setting out development parameters. Whilst these allocations go some way towards meeting the identified need there remains a shortfall. As with the office requirement the Council has positively sought opportunities to meet the industrial requirement however, the District is heavily constrained and this has resulted in a lack of suitable available sites. Given the identified shortfall in supply the Council will commit to seek to address this matter again at the first five year review of the Local Plan.

**7.10** The ELR is clear that the industrial requirement of 90,730sqm is a minimum and therefore the regeneration of the London Road Industrial Estate (LRIE) will provide flexibility to the figures in the later part of the plan period. The redevelopment and regeneration of the LRIE is a long held vision of the Council and a recent decision by the Council's Executive (June 2022) agreed a new approach for the site which focuses on job creation, attracting investment to Newbury and achieving carbon neutrality. The site has scope for regeneration and the intensification of employment uses to maximise the potential of the site, which at present is not optimum and does not provide an attractive environment for modern day use. The majority of the LRIE site falls within the London Road Industrial Estates DEA, an area designated for business uses. It is important to note that the DEA includes the majority of the Council owned LRIE and the adjoining Riverpark Industrial Estate. A key aspiration of the regeneration is to increase the type and level of employment opportunities on the site through intensification and more efficient use of brownfield land. The Council are currently preparing a comprehensive strategy for the delivery of regeneration on the LRIE site. Due to the timing of this strategy and the site's location within the settlement boundary of Newbury, the site has not been identified as a site allocation, however it does need to be recognised as an area of regeneration for its potential to deliver flexibility to the employment figures over the plan period.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Location of business development

**7.11** The policy seeks to support and build upon West Berkshire's strong and resilient economy through continued business development in sustainable locations. To retain existing businesses and attract new ones into the District the supply of sites and premises of the right quality, size and type in the right locations is essential.

**7.12** The Council's evidence highlights two distinct areas of demand for offices within West Berkshire, focusing on Theale in the east which is connected to the Reading market, and Newbury and Thatcham in the centre of the District. The demand for office space in Newbury town centre is predominantly for smaller units with larger requirements focusing on the out of town stock, however large amounts of office accommodation has been lost to residential in recent years through permitted development rights. Outside of Theale and Newbury the office market has a local focus. Since the Covid 19 pandemic began the economy has experienced a weakened office market, with fallen demand and strong signs that companies are releasing/rationalising space and not taking on new space. However, despite this slowdown in the office market there remains a forecasted demand for office space over the plan period.

**7.13** The industrial market across West Berkshire is performing well, with low vacancy and a tight supply for smaller units (up to 5,000sqm) which sees the most take up activity. Whilst there is demand for larger B8 distribution and logistics this tends to be at the motorway junctions. Occupiers across all building sizes range from local to national businesses and covering a wide variety of business activity with no specific sector driving demand. The Covid19 pandemic has strengthened the industrial market further, with continued strong demand.

**7.14** As a result the ELR recommends safeguarding existing employment sites. West Berkshire has a number of designated employment areas (DEA) which are specific locations across the District designated for business uses/development providing a range of sites and locations to promote sustainable economic growth. The District's DEAs contribute significantly to the supply of employment land and provide opportunities for regeneration and intensification and therefore Policy DM32 seeks to safeguard these areas to protect and strengthen their function and integrity.

**7.15** The Council will support appropriate proposals for offices, industrial, and storage and distribution on sites allocated for employment land, within settlement boundaries where there is a presumption in favour of development, within DEAs and on previously developed land within existing suitably located employment sites where they accord with the relevant policies within this Plan.

**7.16** The District has a vast rural area that is host to a large number of small and medium sized enterprises which are vital to providing local job opportunities and a diverse economy. The LPR therefore seeks to support appropriate new or expanding businesses in the countryside, supporting sustainable economic growth within the rural areas without detriment to the environment. In the countryside, proposals that contribute to sustaining a prosperous rural economy will be encouraged where they accord with Policy DM35.

**7.17** Office development will be required to satisfy the sequential test where the proposal is not within a town or district centre as set out in Policy SP22 or within a DEA. There will be a particular focus on directing offices to Newbury, where evidence indicates a market demand for high quality new office provision, provided the scale and intensity is in keeping with the surrounding area.

**7.18** In order to maintain a supply of employment land across the District to support the local economy, proposals seeking the loss of business development, outside of a DEA, will be required to justify the loss of floorspace/land. This includes, as a minimum, providing evidence that the site has been marketed at a realistic price for a minimum period of six months with no reasonable offer of sale or rent. In addition, the Council require applicants to demonstrate that the proposal will not substantially prejudice the overall supply of employment land over the plan period and will not conflict with or undermine the function of existing neighbouring uses. If the proposal is for the loss of offices within as town or district centre as set out in Policy SP22 then it must be demonstrated that the scheme will contribute to the vitality and viability of that centre. If the proposal is in the countryside, the applicant must also demonstrate that the proposal does not have a significant negative impact on the vitality and viability of the local economy of the surrounding rural area in accordance with Policy DM35.

### Scale, type and intensification of business development

**7.19** The redevelopment and regeneration of existing employment sites for business development will be supported to boost supply and enable the provision of modern employment stock, attracting investment and replacing lower grade stock that is reaching the end of its functional life. To ensure the health of the local economy is maintained it is important to provide variety of size and type of employment premises of an appropriate scale and intensity allowing businesses to invest, adapt and expand. The Council will therefore encourage proposals which seek to upgrade or

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

redevelop existing sites and premises making efficient use of land, especially within DEAs, which will enhance the flexibility and availability of employment space. Local Development Orders (LDO) will also be supported where appropriate.

**7.20** Business development within the District is dominated by small and medium sized units. Demand for such accommodation is likely to be met through smaller individual sites and within multi-occupancy employment areas. The Council will encourage the provision for small and medium sized businesses, including flexible workspace which enables businesses to start, develop and thrive in West Berkshire.

**7.21** An important factor in building economic resilience is having a skilled local workforce. Where feasible and appropriate, the Council will encourage an Employment and Skills Plan as part of major business development proposals. Such plans are likely to be conditioned/within a legal agreement, and undertaken in conjunction with the Council's Economic Development Team.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Sites allocated for employment land

### Policy SP21

#### Sites Allocated for Employment Land

The following sites will be allocated to facilitate the growth and forecasted change of industrial land over the plan period to 2039:

**Table 4**

Policy Ref	Site Name	Approximate Floorspace (sqm)	Use
ESA1	Land east of Colthrop Industrial Estate, Thatcham	20,400	B2/B8
ESA2	Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands	10,381	B2/B8
ESA3	Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands	5,200	Egiii/B2
ESA4	Beenham Landfill, Pips Way, Beenham	14,000	B2/B8
ESA5	Northway Porsche, Grange Lane, Beenham	6,400	Egiii/B2
ESA6	Land adjacent to Padworth IWMF, Padworth Lane, Padworth	12,400	B2/B8

Each of the above allocations are subject to a site allocation policy (Policy ESA1 - Policy ESA6), providing criteria by which planning applications will be assessed against. Each policy is accompanied by an indicative map.

#### New Designated Employment Areas

The following locations are currently well established employment areas within West Berkshire. Their importance to the local economy is recognised by identifying them as Designated Employment Areas (DEA).

Site Name
Greenham Business Park, Greenham, Thatcham
The Vodafone Campus, Newbury
Langley Business Court, Worlds End, Beedon

## Supporting Text

**7.22** The purpose of this policy is to set the framework to facilitate and promote the growth and forecasted change of business development across the District over the plan period. The policy allocates sites for industrial land to assist in meeting the identified need set out in the West Berkshire Employment Land Review (ELR, 2022) and designates three currently well established employment areas as Designated Employment Areas (DEA).

**7.23** The Council will seek to ensure that sufficient sites are provided in the right locations to foster sustainable economic growth. The allocated sites are focused around or near to areas of existing employment activity, and mainly adjacent to defined Designated Employment Areas. Those sites allocated on land adjacent to a DEA, will, through this LPR, now form part of that DEA.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Thatcham

7.24 Thatcham's main industrial area is Colthrop Estate, comprising a mix of larger distribution units and smaller workshops, and is described in the ELR as 'the District's premier logistics and distribution park'. There is some vacancy in the office stock, and a very high occupancy in the industrial and warehousing stock. The allocated site to the east of the Colthrop Estate (ESA1) is a logical extension and would aid in meeting the identified need in the Urban Area of Thatcham.

### Membury Industrial Estate

7.25 The ELR outlines that to support the creation of local job opportunities in the more western rural areas, DEA boundaries could be extended at Membury Industrial Estate. Membury has seen a number of redevelopments and expansions, including outline planning permission granted for industrial use on one of the two proposed allocated sites (ESA2). The allocated sites at Membury (ESA2 and ESA3) and extending the DEA boundary will aid in addressing a local and rural demand.

### Beenham

7.26 Beenham Grange Industrial Area is largely occupied by industrial operators, with a mix of locally based companies and larger companies servicing the area. At the time of the ELR there were no available industrial units, reflecting the nature of the industrial market in this location. The sites allocated in this area (ESA4, ESA5 and ESA6) would aid in meeting the identified need towards the east of the District. The site at Northway Porsche would encourage light industrial units, compatible with surrounding uses. The site at Padworth sidings, whilst it is not directly adjacent to a DEA, it would make use of brownfield land and is adjacent to the Padworth Household Waste Recycling Centre.

### Designated Employment Areas

7.27 Those areas known as Protected Employment Areas (PEAs) are renamed Designated Employment Areas (DEAs) through this LPR. The policy identifies three new DEAs which are existing employment sites, and are now designated under this policy for business use, and proposals within these areas will be considered against Policy DM32 and all other relevant policies in the LPR. All DEAs are listed in Appendix 4 and defined on the Policies Map.

7.28 Greenham Business Park has a Local Development Order in place across the site. This sets out development parameters by which certain schemes can proceed without planning permission. Proposals which are outside of the scope of the Local Development Order, and require planning permission, shall be determined in accordance with the relevant Local Plan policies.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Town and district centres****Policy SP22****Town and District Centres**

The Council will seek to maintain and enhance the vitality and viability of West Berkshire's town and district centres. The scale, character and role of each centre defines its position within the District's hierarchy of centres:

- i. Major town centre: Newbury
- ii. Town centres: Thatcham and Hungerford
- iii. District centres: Lambourn, Pangbourne and Theale.

The extent of the town centre commercial area boundary for each of the above designated town and district centres within the hierarchy is defined on the Policies Map.

Development proposals for main town centre uses will be directed to the town and district centres defined in this policy in line with the sequential test set out in the NPPF. New office developments within Designated Employment areas (DEA) will be exempt from the sequential test in accordance with Policy SP20.

Development proposals within a town or district centre will be supported where they:

- a. Are of an appropriate scale and character that reflect and respond to the role and function of that centre;
- b. Create a high quality, well designed environment and public realm that promotes the individuality of the centre and responds to its historic built heritage;
- c. Contribute to the vitality or viability of that centre;
- d. Do not have an adverse impact on the safety and capacity of the local highway network; and
- e. Do not have an adverse impact on local amenity.

Retail uses will be encouraged within the primary shopping area as defined on the Policies Map. Changes of use within the primary shopping area from Class E to other uses will be permitted where they do not result in a disproportionate concentration of non-Class E units that would be harmful to the vitality of that centre.

The Council will support redevelopment/regeneration proposals within town and district centres that provide a net additional contribution to office space to assist in meeting identified needs.

To contribute to the diversity and vitality of the District's centres, the Council will seek to retain and enhance existing town centre markets, where appropriate.

**Supporting Text**

**7.29** The key aim of this policy is to maintain and enhance the vitality and viability of West Berkshire's town and district centres to ensure they are places where people want to live, work, shop and spend leisure time.

**7.30** The policy also promotes a network of dynamic and successful town centres across the District in accordance with the NPPF. The position of each centre within the hierarchy reflects the scale and character of that town centre, as well as its role and function within the community they serve mainly based upon their retail and leisure offer. The extent of the town centre commercial area boundary for each of the designated town and district centres within the hierarchy is defined on the Policies Map.

**7.31** The NPPF requires the Plans to take a positive approach to the growth, management and adaptation of town centres, allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure sectors. Over recent years the retail industry has faced a number of challenges and is continuing to experience a period of unprecedented change as the country emerges from the COVID19 pandemic and establishes its position after exiting the EU. This is evident in our town centres as consumer shopping behaviours have dramatically shifted with the growth of online shopping and 'click and collect', and retailers are having to adapt and respond to these

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

macro-economic 'shocks' as well as the changes in shopping trends. The nature of retail and our high-streets continues to adapt, and the commercial leisure sector is becoming an increasingly important contributor to the vitality and viability of town centres.

**7.32** The Western Berkshire Retail and Commercial Leisure Assessment 2016 identifies an additional need of 25,600sqm of comparison goods floorspace to 2036 within West Berkshire. However, since this evidence was published the retail industry is experiencing an unprecedented period of change as outlined above. Given the challenges being faced and the need for the sector to take time to adjust and adapt it has not been possible to update the retail evidence in a meaningful way to feed into this Local Plan Review. The Council is therefore committed to a review of the District's retail needs in the first five year review of the Local Plan.

**7.33** In responding to the changes within the retail sector, the Use Classes Order was amended in 2020 and now allows much greater flexibility with the introduction of a new use class, Class E (Commercial, Business and Service). Changes of use between the different uses within Class E, which includes typical high street uses, can take place without the need for planning permission. This is to help our high streets and town centres adapt quickly to changing demand and trends.

**7.34** The NPPF supports a town centre first approach when locating development for main town centre uses to assist in maintaining the vitality and viability of town centres. This policy promotes a sequential approach and directs main town centre uses (including retail, leisure, cultural and office development) to town and district centres in the first instance, followed by edge of centre, and then out of centre sites.

**7.35** The strategic residential allocations, at Sandleford and North East Thatcham, will create new convenience retail floorspace to serve the local communities and this provision will need to complement rather than compete with the existing centres.

**7.36** The policy encourages retail uses to be the focus of the primary shopping area, as defined on the Policies Map, however other appropriate Class E uses such as cafes will also be acceptable. Changes of use within the primary shopping area from Class E to other uses will only be permitted where they do not result in a disproportionate concentration of non-Class E units that would be harmful to the vitality of that centre.

**7.37** The Council recognise the importance of providing a diverse range of uses within existing centres, and will seek to retain and enhance existing town centre markets, where appropriate. The importance of residential development within a town centre is also recognised as adding vitality to centres, providing activity outside of normal business hours. However, residential that would result in the loss of ground floor retail space and would impact upon the vitality and viability of the centre will not be permitted.

**7.38** As the nature of our town centres continue to change we see regeneration for mixed use schemes as centres evolve and ensure they have a viable function moving forward. A vital component of town centre development is accessibility as well as an attractive environment and public realm. In addition, the Council is keen to ensure such mixed use regeneration/redevelopment proposals include provision for office space to assist in meeting the identified need over the plan period. As such, this policy supports town centre regeneration/redevelopment schemes where they provide a net additional contribution to office space.

**7.39** The Council's Economic Development team has been working with consultants to prepare place-making strategies for existing centres within the District. These strategies seek to provide a long-term strategy and masterplan for the centres to reposition their commercial, leisure, residential, cultural and public realm offer and to ensure the centres continue to meet the needs of residents, businesses, workers and visitors now and in the years to come. West Berkshire's town and district centres have a lot to celebrate and these strategies draw upon their individual challenges and opportunities to help enhance their environment and offer through a series of actions set out within a Delivery Strategy. The Newbury Town Centre Masterplan was prepared in 2020, and the Council are currently completing similar strategies for Thatcham and Hungerford.

**7.40** The cultural heritage offer in West Berkshire is vibrant, diverse and strong and it makes a unique contribution to the richness of West Berkshire as a place to live, work and learn. The West Berkshire Cultural Heritage Strategy 2020-2030 sets out a vision to have a sustainable, resilient and thriving cultural heritage sector by 2030 which continues to contribute to the local economy, increases its contribution to the health and wellbeing of residents and that our historic environment is protected and better understood for the enjoyment of all.

**7.41** The Council will continue working in partnership with businesses, independent organisations, venues, the Business Improvement District (BID), community and voluntary organisation and other stakeholders to promote West Berkshire's town and district centres as the preferred shopping and leisure destinations for local residents.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Transport

### Policy SP23

#### Transport

Development that generates a transport impact will be required to:

- Minimise the impact of all forms of travel on the environment, in accordance with West Berkshire's declared Climate Emergency and Environment Strategy;
- Improve and promote opportunities for active travel;
- Improve travel choice and facilitate sustainable travel particularly within, between and to main urban areas and rural service centres;
- Demonstrate good access to key services and facilities;
- Mitigate any adverse impact on local transport networks and the strategic road network; and
- Have regard to the West Berkshire Freight Route Network and availability of lorry parking where development will need the support of these facilities.

Non-residential developments will be required to prepare Transport Assessments or Transport Statements as appropriate in support of the proposed development. The judgement regarding the need for such documents lies with the Council and will be guided by indicative thresholds for various uses.

For residential development, a full Transport Assessment will be required where 60 or more dwellings are proposed. 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. Development proposals should follow the advice set out in the Council's 'Highway Design Guidance for Residential Developments.'

Travel Plans and the implementation of associated measures will be required for all developments which generate a significant amount of transport movement and in accordance with Policy DM45 relating to travel planning measures.

## Supporting Text

**7.42** The provision of a sustainable transport network to serve the communities of West Berkshire is essential for improving accessibility, enhancing economic vitality, protecting the environment, and promoting quality of life. The policy therefore seeks to encourage sustainable travel in order to achieve these goals, and to minimise the impact on local transport networks and the strategic road network.

**7.43** Central to this policy is the recognition of the part that transport needs to play in adapting to help achieve the local Climate Emergency target of carbon neutrality by 2030. The development of new ideas and technologies in relation to reducing the environmental harm caused by our travel activities is moving at pace. It is essential that new development in the District adopts the latest standards and practices in reducing carbon in order that transport and travel is leading the way in West Berkshire in tackling climate change and minimising harm to our environment.

**7.44** Improving and promoting opportunities for active travel should be considered for all development and be carried out in a way that recognises safety as a key consideration. Particular focus should be given to the safety of pedestrians, cyclists, equestrians, and other vulnerable road users. These active travel modes benefit people's health and are promoted through the Local Transport Plan and supporting Active Travel Strategy, and the Environment Strategy.

**7.45** Improving travel choice is a key way of working towards a modal shift away from single occupancy car use in favour of more sustainable travel (walking, cycling, bus and rail travel, car sharing, car clubs). Improving sustainable travel choice within and between the main urban areas and rural service centres of West Berkshire and key destinations in neighbouring authorities will help to facilitate regular journeys for example to work and education. All development will be required to show how it improves travel choice and reduces the use of single occupancy cars.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**7.46** The Council's desire to plan for people to live in places where there are local facilities and services, whether these are fixed or mobile will support the ambition to reduce the need to travel which is one of the best ways of reducing the impact on the environment or stress on local transport networks. The changing nature of technology and how this facilitates working from home and access to services through the world wide web also contributes to this.

**7.47** The nature of West Berkshire poses a significant challenge for accessibility to key services and facilities. Residential development should seek to demonstrate good accessibility by:

- locating where there is already good access to key services and facilities;
- contributing towards improving connections between communities and key services and facilities.
- having or developing good technology infrastructure

**7.48** The Council is responsible for the local highway, cycle and walking, and public right of way networks as well as supporting public transport networks. National Highways is responsible for the strategic road network (SRN) which, in West Berkshire, comprises the M4 and the A34. All development proposals will be required to demonstrate that they do not adversely affect these networks or that they can mitigate the adverse impact. Where a Transport Assessment for a significant development illustrates that there will be an impact on the capacity of the SRN or local networks, the developer will need to undertake detailed traffic modelling in accordance with national guidance. Developers will need to work with the Council and National Highways to establish a suitable mitigation package.

**7.49** The Council has established a preferred Freight Route Network (FRN) for West Berkshire which identifies a hierarchy of routes that should be used for freight movements to, through and within the District. Development which results in freight movements, including construction traffic should take into consideration the FRN. Developments that have associated travel activity that is likely to require the use of local lorry parking facilities should have regard to the capacity of these facilities in support of their proposed development.

**7.50** Transport Assessments / Statements and Travel Plans are vital to support planning proposals so that the impact of the proposed development can be assessed and mitigated. All developments which are judged to generate significant transport movement will be required to provide a suitable level of assessment.

**7.51** Details around requirements for parking provision (relating to cycle, motorcycle and car parking) are dealt within policy DM44, and details travel planning measures in policy DM45.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Infrastructure requirements and delivery

## Policy SP24

## Infrastructure Requirements and Delivery

New development will be supported where it contributes to the delivery of infrastructure to support the overall spatial strategy of West Berkshire. This includes making contributions to the delivery of all relevant infrastructure projects included in the IDP in the form of financial contributions or on site provision. Infrastructure, facilities and services both on and off site, that are necessary to make the development acceptable, will be supported if provided at the appropriate stage.

The Council will collaborate with other strategic policy making authorities to ensure that administrative boundaries do not restrict the delivery of the most appropriate infrastructure response.

To ensure that communities and business are able to function and grow in a sustainable and effective manner, within the context of the Council's declared local climate emergency, the Council will work with infrastructure providers and stakeholders, agencies and organisations and funding providers, to identify requirements for and enable the delivery of infrastructure and services for new development and infrastructure development in its own right.

The Council will seek to protect, co-ordinate and where appropriate, improve services and facilities that provide a key function in the operation of existing communities and protecting environmental quality. The loss of existing infrastructure will only be supported if a suitable alternative can be provided or it can be demonstrated that the infrastructure is no longer required to meet the needs of the community.

The key strategic and local infrastructure schemes required to facilitate new development and secure the delivery of development within this plan will be linked to the phasing of new development. Phasing and specific infrastructure requirements are set out within the Infrastructure Delivery Plan (IDP).

## Supporting Text

**7.52** To ensure that new development within West Berkshire is sustainable, it needs to be supported by adequate and appropriate infrastructure in a timely manner. Infrastructure includes, but is not limited to, physical, social and green (including blue) infrastructure. Certainty regarding the infrastructure requirements of new development is needed, therefore infrastructure will be completed in advance of new development where appropriate. This is to make certain that the needs of the occupiers of new development can be met without placing undue burdens on existing infrastructure facilities and services.

**7.53** Existing infrastructure facilities and services in West Berkshire will play an important role in helping to meet demand where spare capacity has been identified or where co-location of facilities can be achieved for multiple uses. As such, the Council will be seeking to protect and make best use of its existing infrastructure assets.

**7.54** In preparing the LPR, the Council is working in partnership with infrastructure providers, both internal departments and external organisations, to identify the infrastructure required to support and facilitate the new development proposed in the plan. Details of this are contained in the Council's emerging Infrastructure Delivery Plan (IDP).

**7.55** The Infrastructure Delivery Plan (IDP) sets out a range of infrastructure projects to be delivered over the lifetime of the plan and includes details of the timing and type of infrastructure, costs associated with delivery and funding arrangements or gaps and who will lead on delivery. Infrastructure schemes identified in the early phase of the Local Plan will have greater certainty of being delivered and although longer term schemes may be more fluid at this stage, the IDP is a living document which will be updated on a regular basis to ensure it remains up to date with the timing of projects and their costs and funding.

**7.56** The Council will always seek to ensure that development makes a fair contribution to infrastructure, with developers taking the lead in this provision. Therefore, and where appropriate, the Council will encourage developers to provide the necessary infrastructure and facilities themselves as part of new development, rather than by making financial contributions, provided that these include funded proposals for long term management and maintenance.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**7.57** Where necessary, the Council will continue to seek funding for all infrastructure projects through a range of sources including from central government, Local Enterprise Partnerships, and developer contributions. The council will secure developer contributions through the use of Section 106 (S106) agreements, licensing agreements and through the Community Infrastructure Levy (CIL) Charging Schedule or any successor. The policy is therefore also supported by the Planning Obligations Supplementary Planning Document.

**7.58** National planning policy requires that the viability of new development is considered in the context of infrastructure requirements. In considering planning obligations, the relevant tests will need to be applied as set out in Regulation 122 of the CIL Regulations 2010 (as amended).

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 8 Non strategic site allocations: our place based approach

8.1 This section contains policies for the non-strategic site allocations (residential, mixed use and employment). A significant number of the residential sites are already allocated, carried over from the HSADPD. Not all the HSADPD sites have been included; those where development has been completed or is close to completion have been excluded as there is no need for an allocation in the LPR.

8.2 For each policy, the site allocation is identified on the indicative site map. The area shown on the map is the gross site area. The approximate number of dwellings for each site have been calculated using the West Berkshire Density Pattern Book Study (2019), unless the site promoter has suggested a development potential that is lower. The actual numbers achieved on any site may vary slightly depending on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and other specific site characteristics. Final densities will depend on the housing type and mix. Approximate numbers are therefore given in the site policies to enable some flexibility at the more detailed design stage.

### Sites allocated for residential development: Newbury and Thatcham Area

#### Policy RSA1

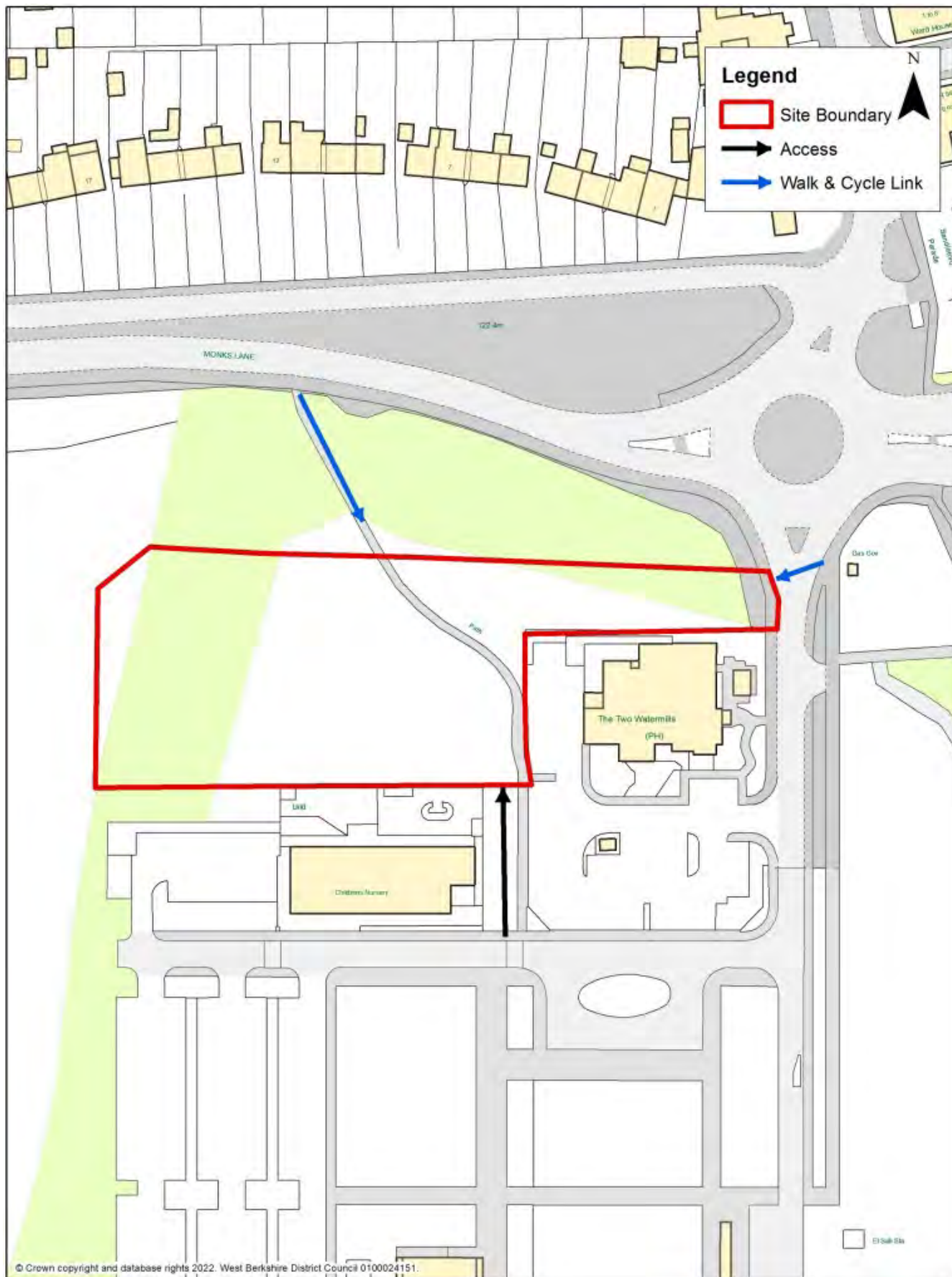
##### Land north of Newbury College, Monks Lane, Newbury (Site ref HSA 1)

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 15 dwellings;
- b. Accessed via the west of the public house onto Monks Lane via the existing roundabout;
- c. Informed by an air quality survey that will advise on any necessary mitigation measures;
- d. Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site;
- e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy; and
- f. A development design and layout in line with Policy SP7 that includes the following measures:
  - i. Sensitively designed to enhance the gateway into Newbury from the south;
  - ii. Takes into account the development proposals for Sandleford Park;
  - iii. Traffic calming and road safety measures to avoid conflict with users of Newbury College;
  - iv. Linkages into existing footpaths and cycleways;
  - v. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5; and
- g. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.

Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land North of Newbury College, Newbury





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

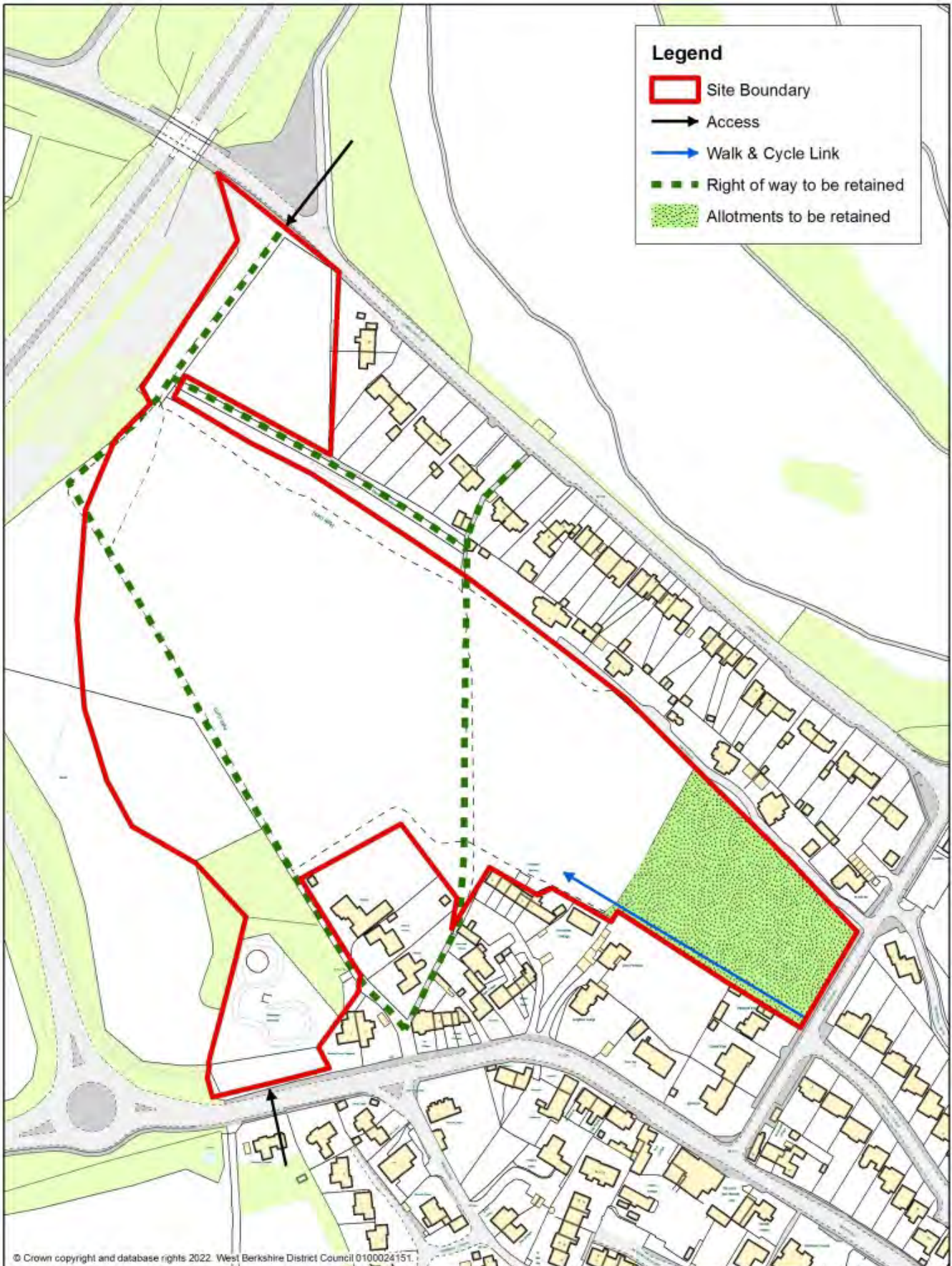
**Policy RSA2****Land at Bath Road, Speen, Newbury (Site Ref: HSA 2)**

**This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:**

- a. The comprehensive delivery of approximately 100 dwellings;
- b. Vehicular access options to be fully explored are Bath Road and Lambourn Road. The final choice/s will be fully informed by a Landscape and Visual Impact Assessment (LVIA) for the site. This will consider the development, design and layout, including full consideration of the heritage setting of the site;
- c. Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the A34;
- d. Informed by an archaeological desk based assessment and field evaluation to assess the historic environment potential of the site;
- e. Informed by an appropriate Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and protected and/or priority habitats and/or species are not adversely affected;
- f. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- g. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- h. 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 comprise a development design and layout in line with Policy SP7 that includes the following measures:
  - i. Limitation of built form to below the higher ground to avoid introducing prominent development on the skyline;
  - ii. Retention of the allotments in situ, with consideration of additional provision;
  - iii. A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural character of the western approach into Newbury;
  - iv. Tree belts to be provided to the rear gardens of the adjacent houses linking into the tree line along the former railway line;
- i. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- j. Development will protect and enhance the special architectural and historic interest of the Speen Conservation Area;
- k. The rural character of the existing Public Rights of Way across the site will be protected;
- l. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
- m. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer.

Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land at Bath Road, Speen



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA3****Land at Coley Farm, Stoney Lane, Newbury (Site Ref: HSA 3)**

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 75 dwellings;
- b. 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;
- c. Informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and protected and/or priority habitats and/or species are not adversely affected;
- d. Takes into account the findings of a Flood Risk Assessment (FRA) 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;
- e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- f. Comprises a development design and layout in line with Policy SP7 that includes the following measures:
  - i. Sensitively designed to respect the character of this part of Newbury;
  - ii. Responds effectively to the topography of the site in terms of design and layout;
  - iii. Dwellings fronting onto the open space to provide an attractive living environment;
  - iv. Respects the setting of the balancing pond and other water features to the south of the site;
  - v. Provides cycle and footpath connections into existing routes and beyond into the open countryside;
- g. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- h. The following landscape mitigation and enhancement 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 additional woodland buffer planting introduced in order to retain the enclosed rural character of Stoney Lane; and
  - Development will be set back from the northern boundary and a woodland belt provided;
- i. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
- j. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land at Coley Farm, Stoney Lane, Newbury



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA4****Land off Greenham Road, South East Newbury (Site Refs: HSA 4)**

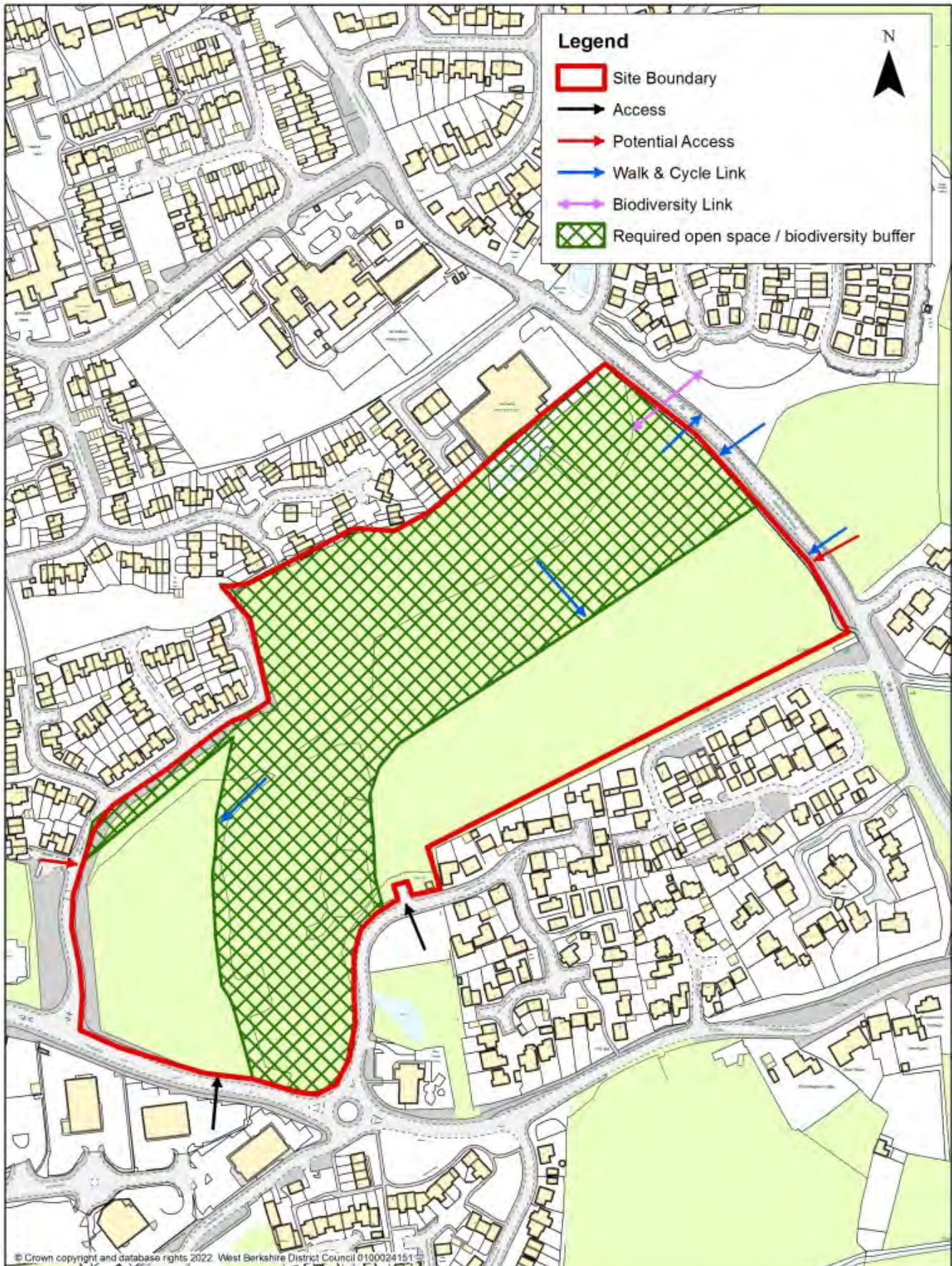
Together these sites, as shown on the indicative map, will be required to be master planned comprehensively to provide a phased and permeable development. The sites will be delivered in accordance with the following parameters:

- a. Provision of approximately 160 dwellings, with a mix that includes a proportion of smaller, higher density homes;
- b. Includes accesses from Pinchington Lane, Greenham Road and Haysoms Drive;
- c. Informed by an appropriate Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and protected and/or priority habitats and/or species are not adversely affected;
- d. 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;
- e. Informed by a Transport Assessment that takes into account committed development including the Sandleford Park proposal;
- f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- g. Comprises a development design and layout in line with Policy SP7 that includes the following measures:
  - i. Integrates effectively with the existing residential built form; and
  - ii. 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, which will be retained outside of the settlement boundary for Newbury, 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;
- h. The scheme will support and make a positive contribution to the West Berkshire Living Landscape project; and
- i. Responds positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land off Greenham Road, Newbury





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

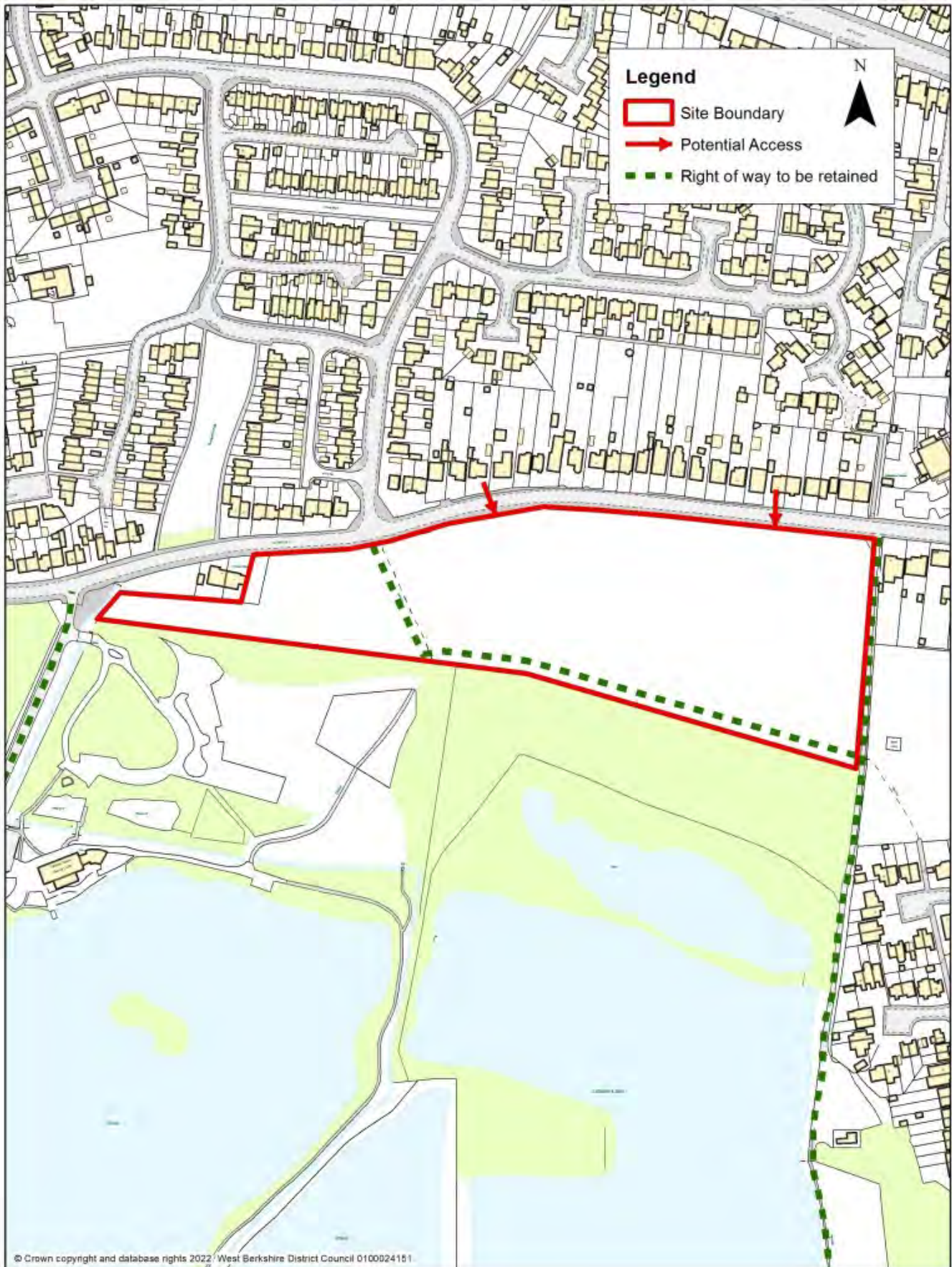
**Policy RSA5****Land at Lower Way, Thatcham (Site Ref: THA025)**

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. Provision for approximately 85 dwellings, with a mix of dwelling sizes and types;
- b. 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;
- c. 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;
- d. 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 within or adjacent to the site, which should be retained as distinct routes separate from the roads within the development;
- e. Development will be informed by an appropriate Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. This includes any adverse impact on the Thatcham Reed Beds SSSI, River Kennet SSSI and Kennet and Lambourn Floodplain SAC. Opportunities to improve biodiversity and green connectivity alongside the nearby Long Lake Marsh Local Wildlife Site should be considered;
- f. The scheme will support and make a positive contribution to the West Berkshire Living Landscape project;
- g. 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;
- h. Development will be informed by a phase 1 contamination assessment and subsequent investigations as necessary;
- i. 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;
- j. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- k. 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;
- l. 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;
- m. The scheme will comprise a development design and layout in line with Policy SP7 and development on the site will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5; and
- n. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.

Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land at Lower Way, Thatcham



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Sites allocated for residential development: Eastern Area****Policy RSA6****Stoneham's Farm, Long Lane, Tilehurst - Site A (Site Ref: HSA 9)**

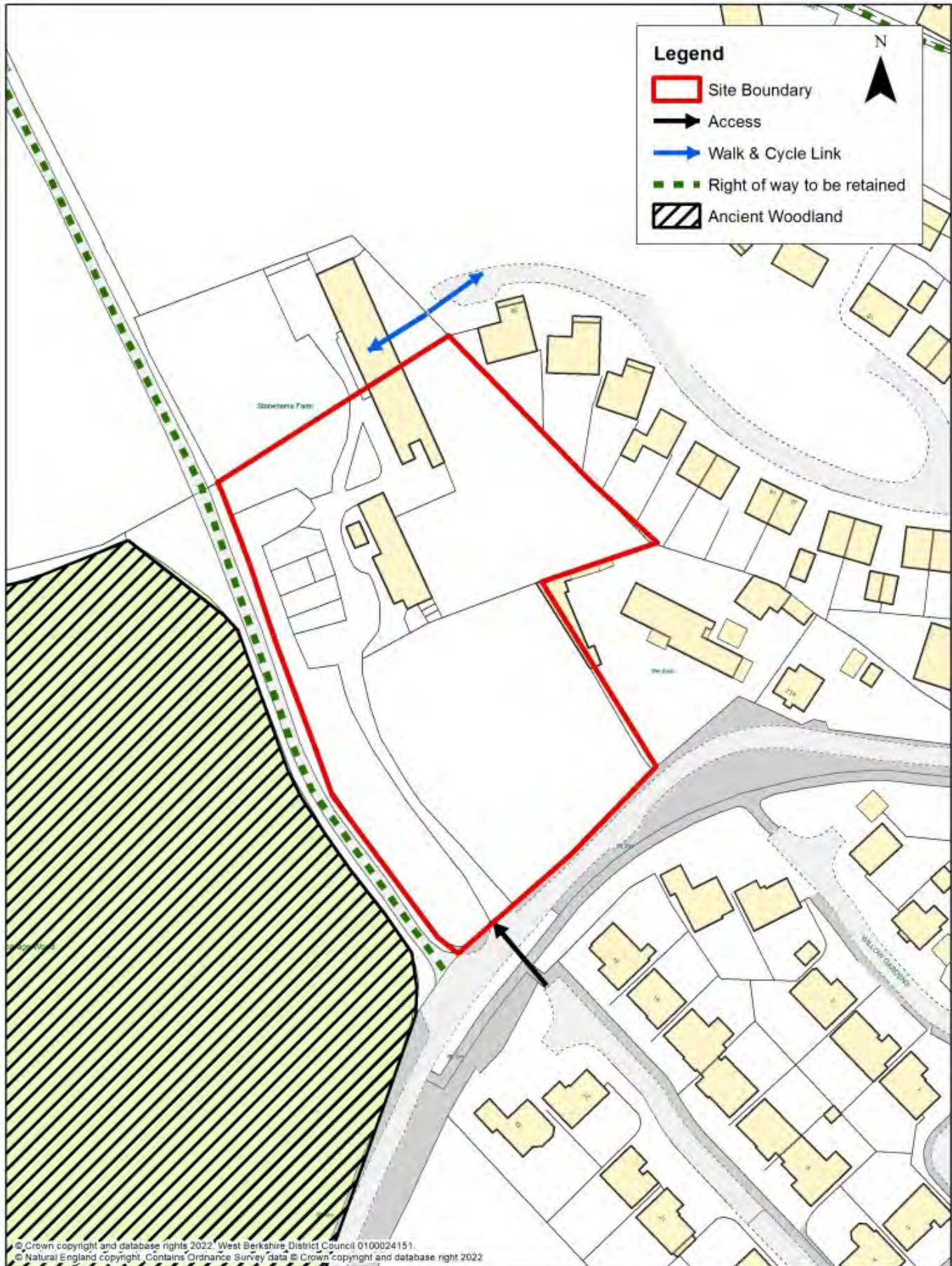
This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of a care home (C2 Use Class);
- b. The site will be accessed from Long Lane;
- c. 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;
- d. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- e. The scheme will be supported by an appropriate Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- f. The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
  - i. The retention of boundary hedgerows and trees along Long Lane and the Berkshire Circular Route; and
  - ii. New tree belt and hedgerow along the northern exposed boundary;
- g. The scheme will comprise a development design and layout in line with Policy SP7 that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- h. The development design will provide appropriate buffers of at least 15 metres between the development and the ancient woodland. The precise buffer will be determined through detailed assessment and design when proposals are submitted for development.
- i. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5; and
- j. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Stonehams Farm, Tilehurst





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

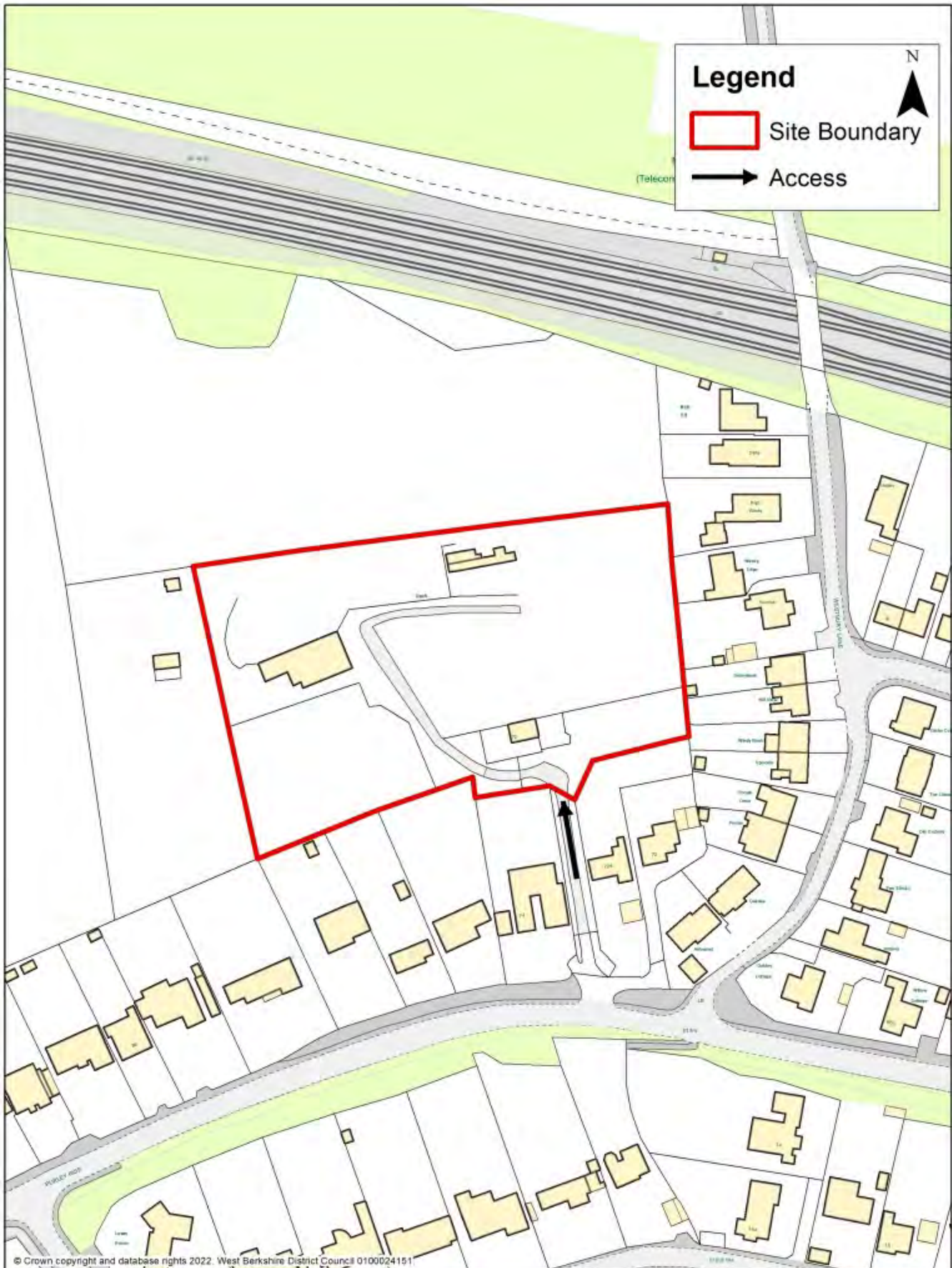
**Policy RSA7****72 Purley Rise, Purley on Thames (Site Ref HSA 11)**

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 35 dwellings including an element of self- or custom-build homes;
- b. The site will be accessed from the A329 with the provision of an access of adoptable width;
- c. 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;
- d. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- e. The scheme will be supported by an appropriate Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- f. The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
  - i. The densities and the mass and scale of development to reflect the adjacent settlement character;
  - ii. The height of the development and landscape treatment to be designed to avoid increasing the visual prominence of development on the edge of Purley;
  - iii. The tree cover on the site and around the boundaries to be retained.;
- g. The scheme will comprise a development design and layout in line with Policy SP7 that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA); and
- h. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.

Local Plan Review 2022-2039 Proposed Submission (for full Council)

72 Purley Rise, Purley on Thames



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA8****Land adjacent to Bath Road and Dorking Way, Calcot (Site Ref HSA 13)**

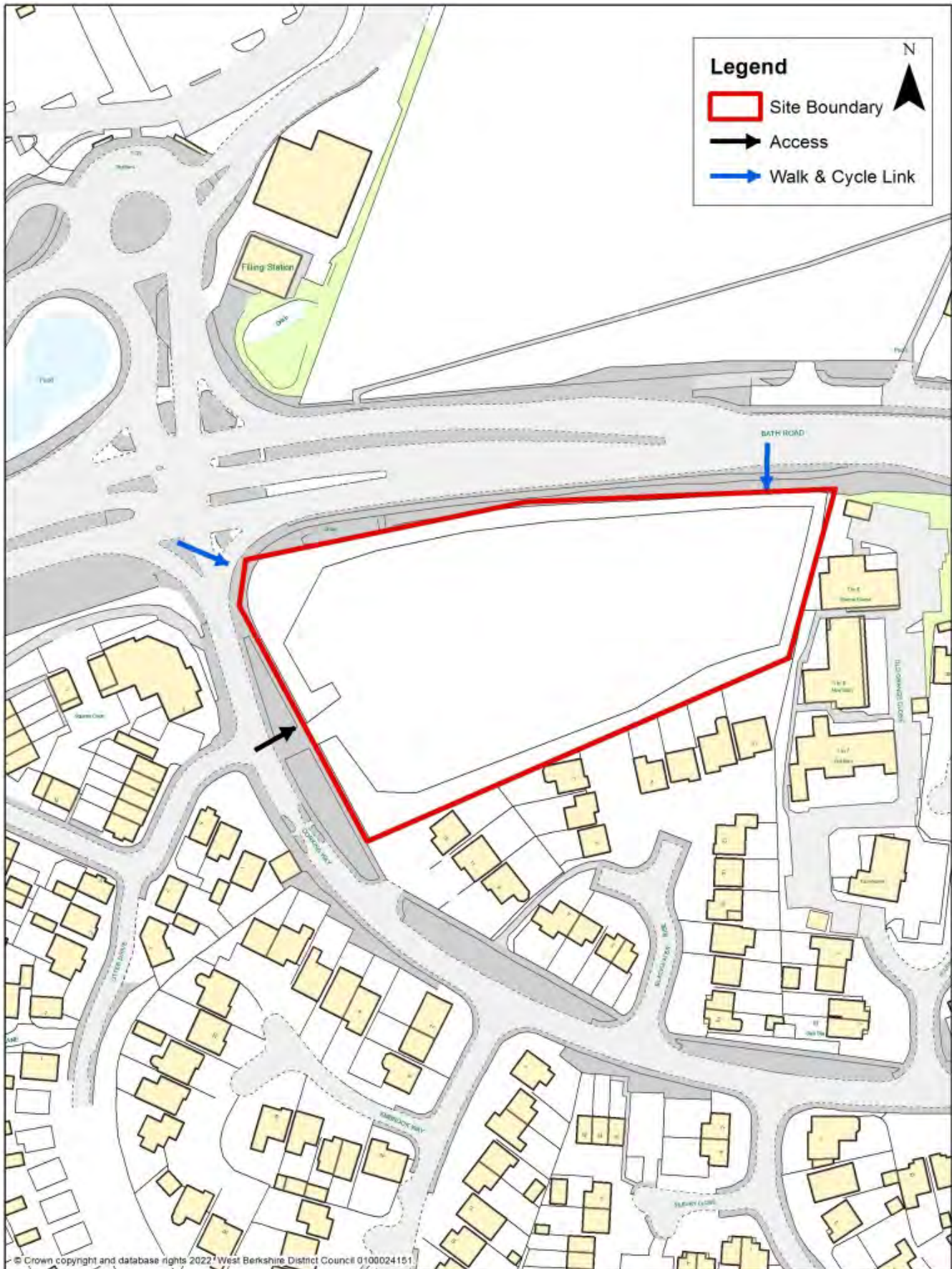
The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters.

- a. The provision of approximately 35 dwellings, with a mix that includes flatted development and smaller houses;
- b. The site will be accessed from Dorking Way, with additional pedestrian access provided which links into existing pedestrian and cycle links and the new residential development at Bath Road, Calcot;
- c. 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;
- d. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- e. Informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and /or protected habitats and/or species are not adversely affected;
- f. 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;
- g. Comprises a development design and layout in line with Policy SP7 that will:
  - i. Be designed to integrate with the adjoining residential built form;
  - ii. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants; and
  - iii. Include street trees along all boundaries of the site, with additional planting along the boundary with the A4 Bath Road;
- h. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- i. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
- j. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land adjacent to Bath Road and Dorking Way, Calcot



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA9****Land between A340 and The Green, Theale (Site Ref: HSA 14)**

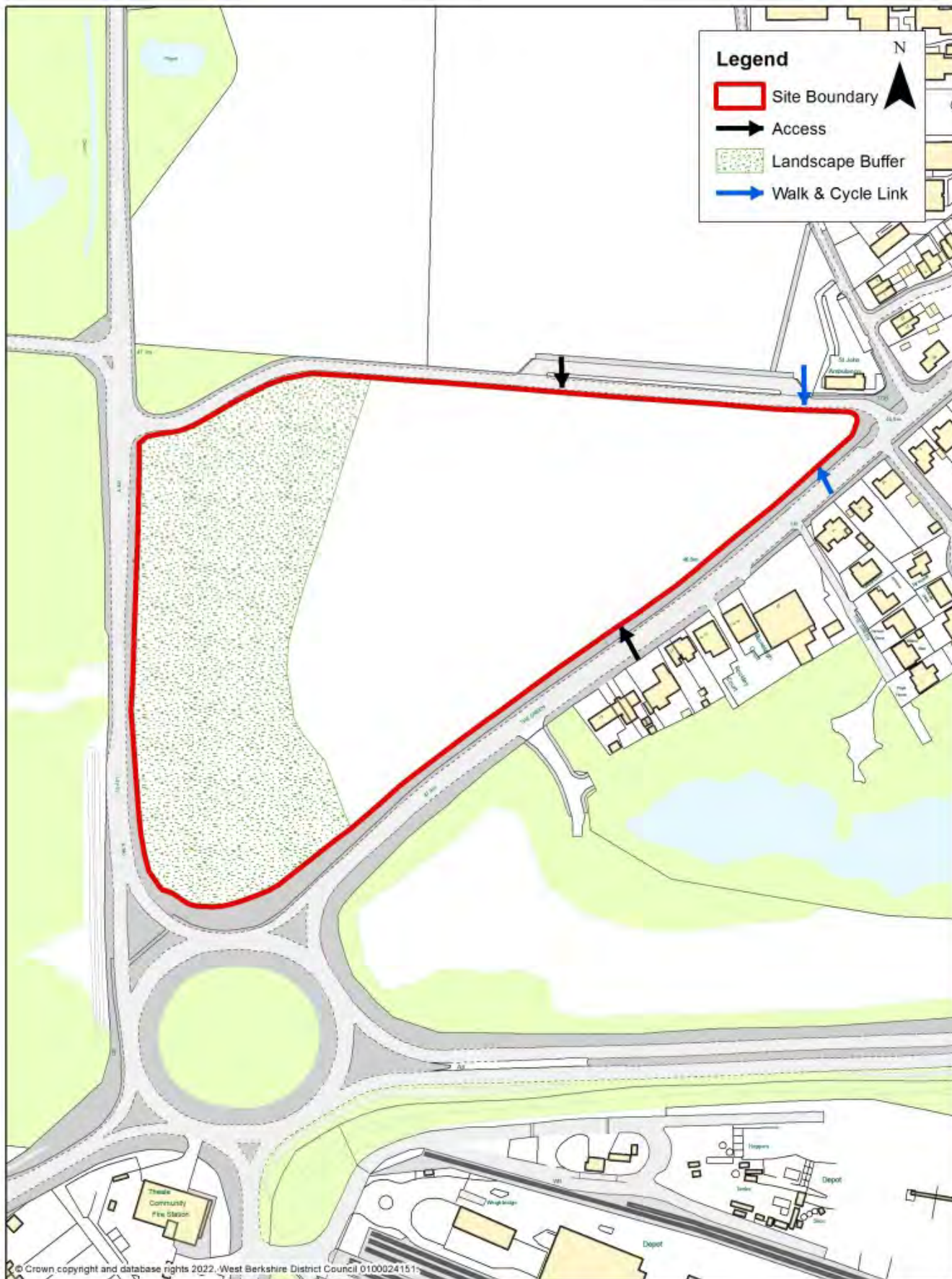
The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. Provision of approximately 100 dwellings with an emphasis on family housing;
- b. The site will be accessed from The Green, with options for other accesses in relation to any committed Lakeside scheme being explored;
- c. The scheme will be supported by a noise and air quality survey which will advise on appropriate mitigation measures;
- d. 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;
- e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- f. The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:
  - i. Limiting the western extent of the developable area to tie in with the outer extent of the school grounds and the approved Lakeside development;
  - ii. 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;
  - iii. The provision of woodland copses and open grassland within the landscape buffer which will be retained outside the settlement boundary for Theale; and
  - iv. 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;
- g. The scheme will comprise a development design and layout in line with Policy SP7 that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will take account of the committed development at South Lakeside or any subsequent scheme that comes forward for the Lakeside sites;
- h. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and /or protected habitats and/or species are not adversely affected;
- i. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5; and
- j. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.
- k. A Construction and Operations Management Plan (COMP) should accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land between A340 and The Green, Theale



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA10****Whitehart Meadow, Theale (Site Ref THE1)**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 40 dwellings, in a low density scheme (30dph) that provides a mix of dwelling sizes and types;
- b. The site will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2021). The scheme will comprise a development design and layout in line with Policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA), and will include the following measures:
  - i. Development will not extend beyond the north-east of the High Voltage Power Lines, nor beyond the stream to the south. The area beyond is to be undeveloped, apart from the access road, to retain the open character between Theale and Calcot. The siting of development will be in accordance with National Grid's publications 'A Sense of Place' and 'Development near overhead power lines';
  - ii. Development will be limited to two storeys in height;
  - iii. Development will create a positive interface with the adjacent public open space, to the west, allowing integration between the development and open space;
  - iv. Tree planting throughout the development to break up the built form, and on the north eastern edge of the site will be provided and will retain the wooded view as visible from the AONB. Planting should maintain and contribute to the screening and integration of the adjacent M4 motorway;
  - v. Sulham Brook will be incorporated as a feature of GI.
- c. Access to the site will be provided from the High Street;
- d. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
- e. 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;
- f. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
- g. A Flood Risk Assessment (FRA) will be required given the size of the site, proximity to Flood Zone 2, surface water pooling, and high ground water;
- h. No development will be permitted within Flood Zone 2, including highly vulnerable development;
- i. A Surface Water Drainage Strategy will be required. The design of SuDS schemes must take into account the high groundwater table. 'Natural' vegetated SuDS (such as green roofs, swales and ponds) will be preferred over 'hard engineered' and below ground SuDS;
- j. The FRA and surface water drainage strategy should demonstrate wider betterment by demonstrating measures which can be put in place to contribute to a reduction in flood risk downstream;
- k. Sulham Brook is a Main River. A buffer of at least 10 metres will be provided and maintained between the riverbank and any built structures, on either side of the riverbank. It will need to be demonstrated that development would not result in adverse impacts on the springs arising from the chalk that feeds the brook;
- l. 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;
- m. An Ecological Impact Assessment (EclA) will be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. Such a survey will cover the potential impacts from the direct loss of habitats in the footprint of the development and indirect impacts such as changes in the groundwater;
- n. 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;
- o. 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 and to the A4;
- p. The scheme will be informed by an desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;

- q. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5; and
- r. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Whitehart Meadow



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA11****Former Theale Sewage Treatment Works, Theale (Site Ref THE7)**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 60 dwellings, in a low density scheme that provides a mix of dwelling sizes and types;
- b. The site will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2021). The scheme will comprise a development design and layout in accordance with Policy SP7, that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA), and will include the following measures:
  - i. Development will not extend beyond the north-east of the High Voltage Power Lines. The area beyond is to be undeveloped, to retain the open character between Theale and Calcot, within the AONB. The siting of development will be in accordance with National Grid's publications 'A Sense of Place' and 'Development near overhead power lines';
  - ii. Development will be limited to two storeys in height;
  - iii. Development will create a positive interface with the adjacent public open space, to the south, off Woodfield Close, allowing integration between the development and open space. Development will be orientated to face the public open space, to enable integration;
  - iv. Tree planting throughout the development to break up the built form, and on the north eastern edge of the site to screen views from the AONB; and
  - v. Retain a landscape buffer of a minimum of 15 metres to Blossom Lane and the footpath (THEA/5/1);
- c. The site will be accessed from Blossom Lane;
- d. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
- e. 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;
- f. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan;
- g. A Flood Risk Assessment (FRA) will be required, given the size of the site, the proximity to Flood Zone 2, pockets of surface water pooling within the centre of the site, and the high groundwater level;
- h. No development will be permitted within Flood Zone 2, including highly vulnerable development;
- i. A Surface Water Drainage Strategy will be required. The design of SuDS schemes must take into account the high groundwater table. 'Natural' vegetated SuDS (such as green roofs, swales and ponds) will be preferred over 'hard engineered' and below ground SuDS;
- j. The FRA and surface water drainage strategy should demonstrate wider betterment by demonstrating measures which can be put in place to contribute to a reduction in flood risk downstream;
- k. Sulham Brook is a Main River. A buffer of at least 10 metres will be provided and maintained between the riverbank and any built structures, on either side of the riverbank. It will need to be demonstrated that development would not result in adverse impacts on the springs arising from the chalk that feeds the brook;
- l. 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;
- m. An Ecological Impact Assessment (EclA) will be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. Such a survey will cover the potential impacts from the direct loss of habitats in the footprint of the development and indirect impacts such as changes in the groundwater;
- n. 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;
- o. 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;
- p. The scheme will be informed by an desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

- appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;
- q. The majority of the site is within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
  - r. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.

Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Former Theale Sewage Treatment Works**



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA12****Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (Site Ref: HSA15)**

This site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 100 dwellings with a mix of dwelling types and sizes;
- b. The site will be accessed from Clayhill Road;
- c. The scheme will be supported by an Ecological Impact Assessment (EclA) . Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- d. 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;
- e. 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;
- f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- g. The scheme will comprise a development design and layout in line with Policy SP7 that will front the road to allow proper integration with the existing built form;
- h. Be informed by a Landscape and Visual Impact Assessment (LVIA) which will include measures to:
  - i. Protect and if necessary strengthen the existing landscaping to the adjacent development;
  - ii. 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;
  - iii. Create views out of the development to the north and south east; and
  - iv. Create a new gateway to Burghfield Common to its north;
- i. Protect the watercourse with a 10m buffer zone adjacent to the watercourse along the south eastern boundary of the site;
- j. 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 and to ensure that residents of the site can access school provision in Burghfield Common via accessible, safe and sustainable transport options;
- k. Retain existing woodland on the site and provide an appropriate buffer of at least 15 metres between the development and the areas of ancient woodland. The precise buffer will be determined through detailed assessment and design when proposals are submitted for development; and
- l. Respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA13****Land north of A4 Bath Road, Woolhampton (Site Ref MID4)**

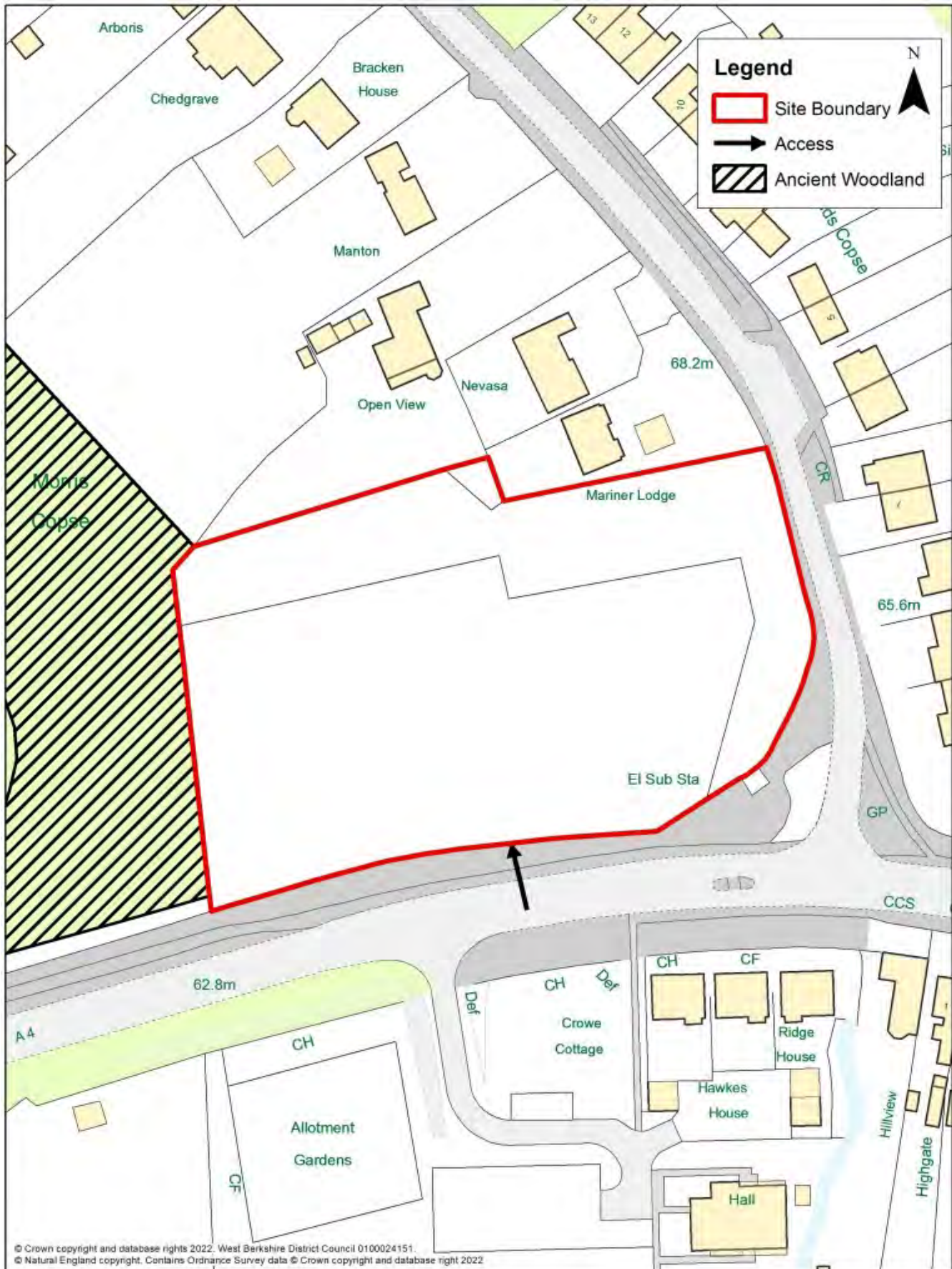
The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 16 dwellings in a scheme that provides a mix of dwelling types appropriate to the local area;
- b. Access to the site will be provided from A4 Bath Road;
- c. 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; and
- d. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- e. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- g. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
- h. Provide an appropriate buffer of at least 15 metres between the development and ancient woodland. The precise buffer will be determined through detailed assessment and design when proposals are submitted for development;
- i. A desk-based assessment to better understand archaeological potential and survival will be required. Subject to the results of the assessment, a field evaluation may be required;
- j. An odour assessment will be required due to the nearby location of the Woolhampton Waste Water Treatment Works;
- k. Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required; and
- l. A Construction and Operations Management Plan (COMP) will accompany any planning application on the site. The COMP will safeguard the oil pipeline from operational works, including the provision of an appropriate buffer.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land north of A4 Bath Road, Woolhampton



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## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Sites allocated for residential development: North Wessex Downs AONB****Policy RSA14****Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. 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 racehorseracing industry which has a specific need for affordable single person accommodation;
- b. To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane. 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;
- c. 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;
- d. 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;
- e. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works;
- g. Development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. The final developable area of the site could therefore reduce;
- h. 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 will take place within 15m of the outer edge of Flood Zone 2, allowing a minimum buffer/stand-off from the SSSI/SAC of 38m (max. 88m);
- i. The scheme will comprise a development design, layout and capacity that is in line with Policy SP7 and in accordance with the Landscape Sensitivity Assessment (2011), and will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- j. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5; and
- k. 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.





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA15****Land at Newbury Road, Lambourn (Site Ref: HSA 20)**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. 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;
- b. The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) with development contained on the lower ground and the provision of a native hedge with hedgerow trees to contain the housing;
- c. The development design and layout will be in accordance with Policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- d. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- e. 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;
- f. 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) e.g. possibly petrol/oil receptors;
- g. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- h. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore development on the site will connect to the mains sewerage system;
- i. Development will be informed by an archaeological assessment in the form of a geophysical survey followed by trial trenching if necessary; and
- j. Development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Land at Newbury Road, Lambourn





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA16****Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)**

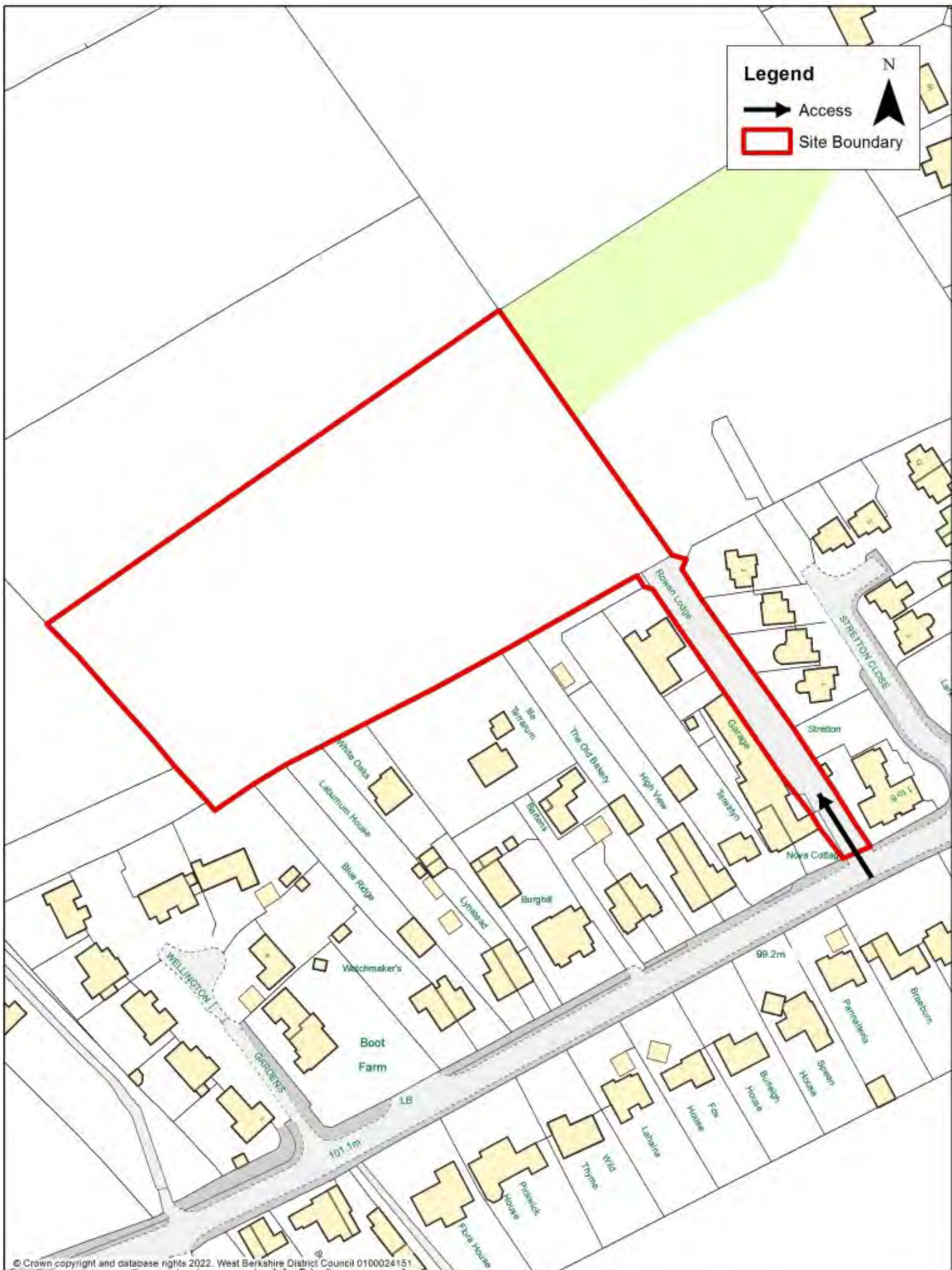
The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

The provision of approximately 20 dwellings, in a low density scheme that provides a mix of dwelling sizes and types appropriate for the local area;

- a. Access to the site will be provided from Southend Road, subject to an assessment of the impact on existing trees;
- b. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- c. 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 (watercourse to the north of the site). This FRA will also inform mitigation measures including the provision of SuDS;
- d. An Ecological Impact Assessment (EclA) will be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- e. An arboricultural survey will be required to inform the delivery of the site, to take into account the protected trees present on the eastern boundary;
- f. A substantial tree belt will be provided along the northern boundary, linking to the existing tree belt to the north of the site, on the eastern boundary and with new planting on land at Stretton Close;
- g. The development design and layout will be in line with Policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- h. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. This will be set out in a Travel Information Pack;
- i. Main internal walking and cycle routes for the site will be provided and will be linked to existing routes;
- j. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5; and
- k. The southern quarter of the site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.

Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land north of Southend Road, Bradfield Southend



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

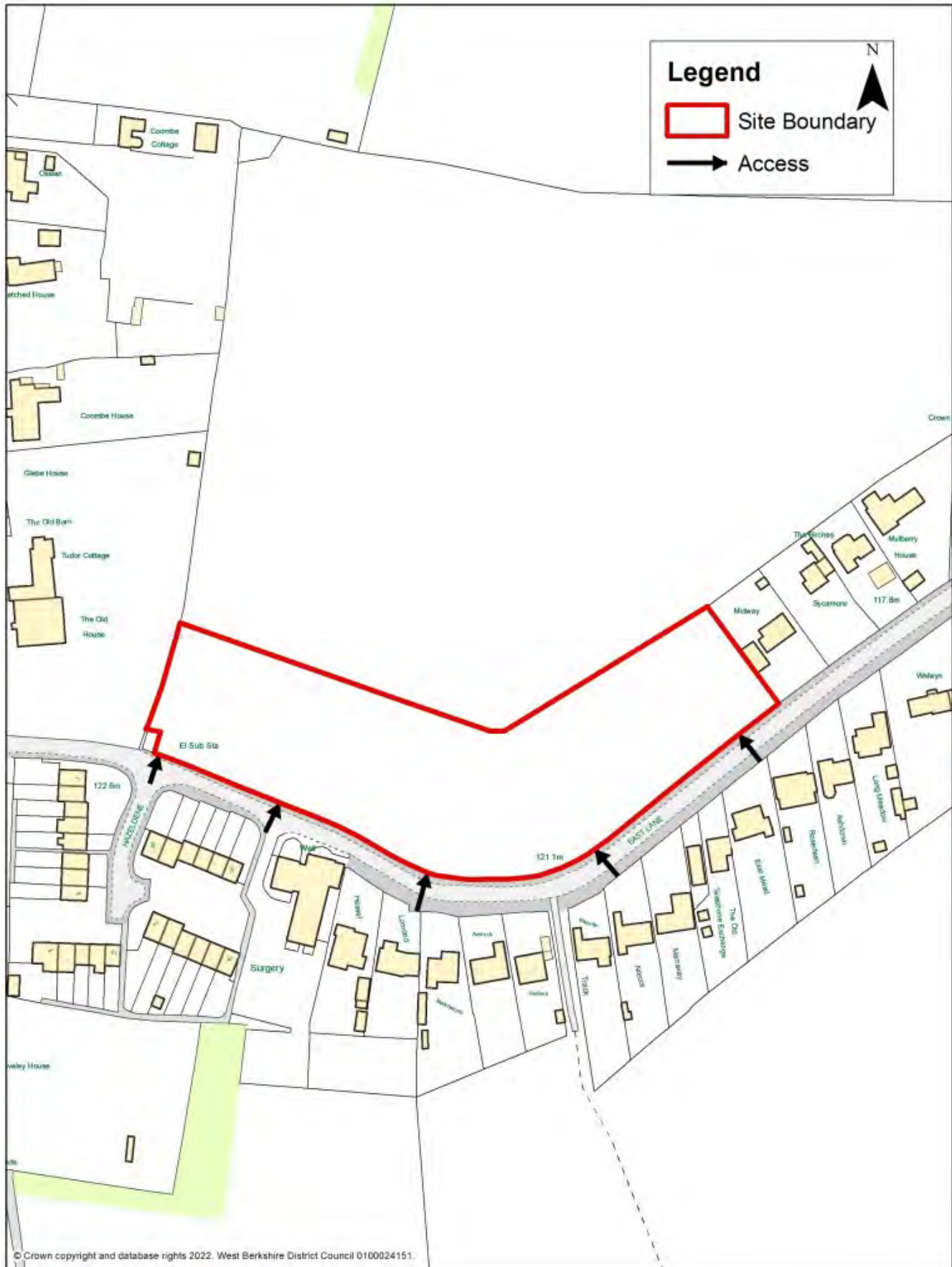
**Policy RSA17****Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)**

The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of up to 15 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 East Lane;
- b. Access will need to be obtained from East Lane. To achieve the sight lines of 2.4 x 43 metres, accesses may need to serve more than one dwelling;
- c. A footway fronting the site that links to the existing footway to the west of the site;
- d. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
- e. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- f. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- g. The development design and layout will be further informed by a Heritage Impact Assessment;
- h. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged; and
- i. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works.

Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land at Chieveley Glebe, Chieveley





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA18****Pirbright Institute Site, High Street, Compton (Site Ref: HSA 22)**

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, as shown on the indicative map, 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:

- a. 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;
- b. 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;
- c. 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;
- d. 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;
- e. 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;
- f. 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;
- g. Footpath and bridleway 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 public footpath through the site should be reinstated and the adjacent line of trees and remnants of the hedgerow should be retained. If feasible, access for residents to Compton Primary School and/or The Ilsleys Primary School should be provided;
- h. 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 into account any plans or preferences for infiltration SuDS infrastructure in the proposed development;
- i. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- j. 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;
- k. 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:
  - i. No development will be permitted within Flood Zones 2 and 3, including essential infrastructure and water compatible development;
  - ii. In accordance with the Flood Risk Study (2012) (4) 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;
- l. 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;

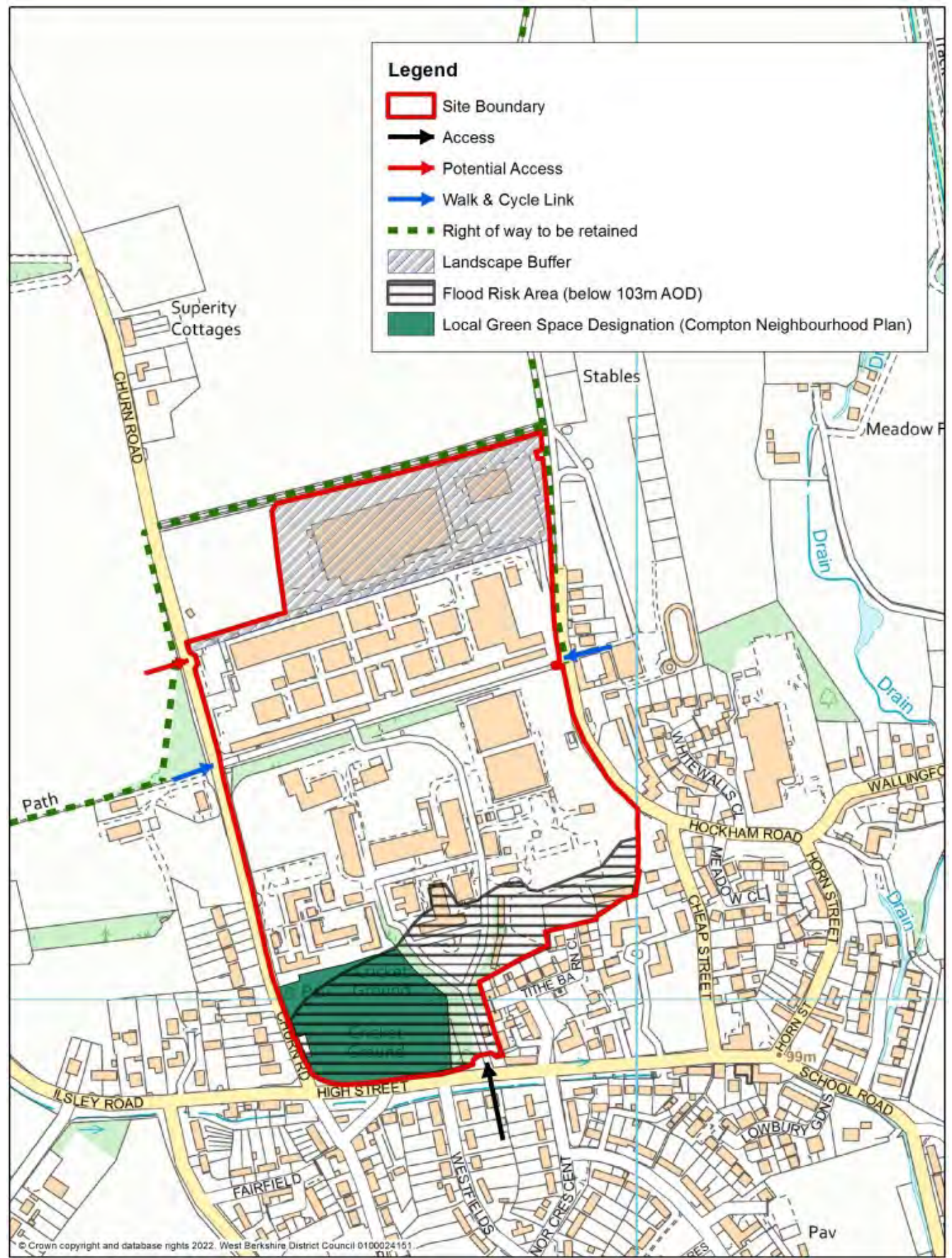


## Local Plan Review 2022-2039 Proposed Submission (for full Council)

- m. 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. This area will be retained outside of the settlement boundary for Compton. The landform will be carefully modified to remove incongruous features, as informed by the Landscape Framework (2012); and
- n. The site will comprise a development design and layout that is in accordance with the adopted SPD for the site and policy SP7 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. The design of the development will also respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.

# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Pirbright Institute Site, High Street, Compton



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA19****Land west of Spring Meadows, Great Shefford (Site Ref: GS1)**

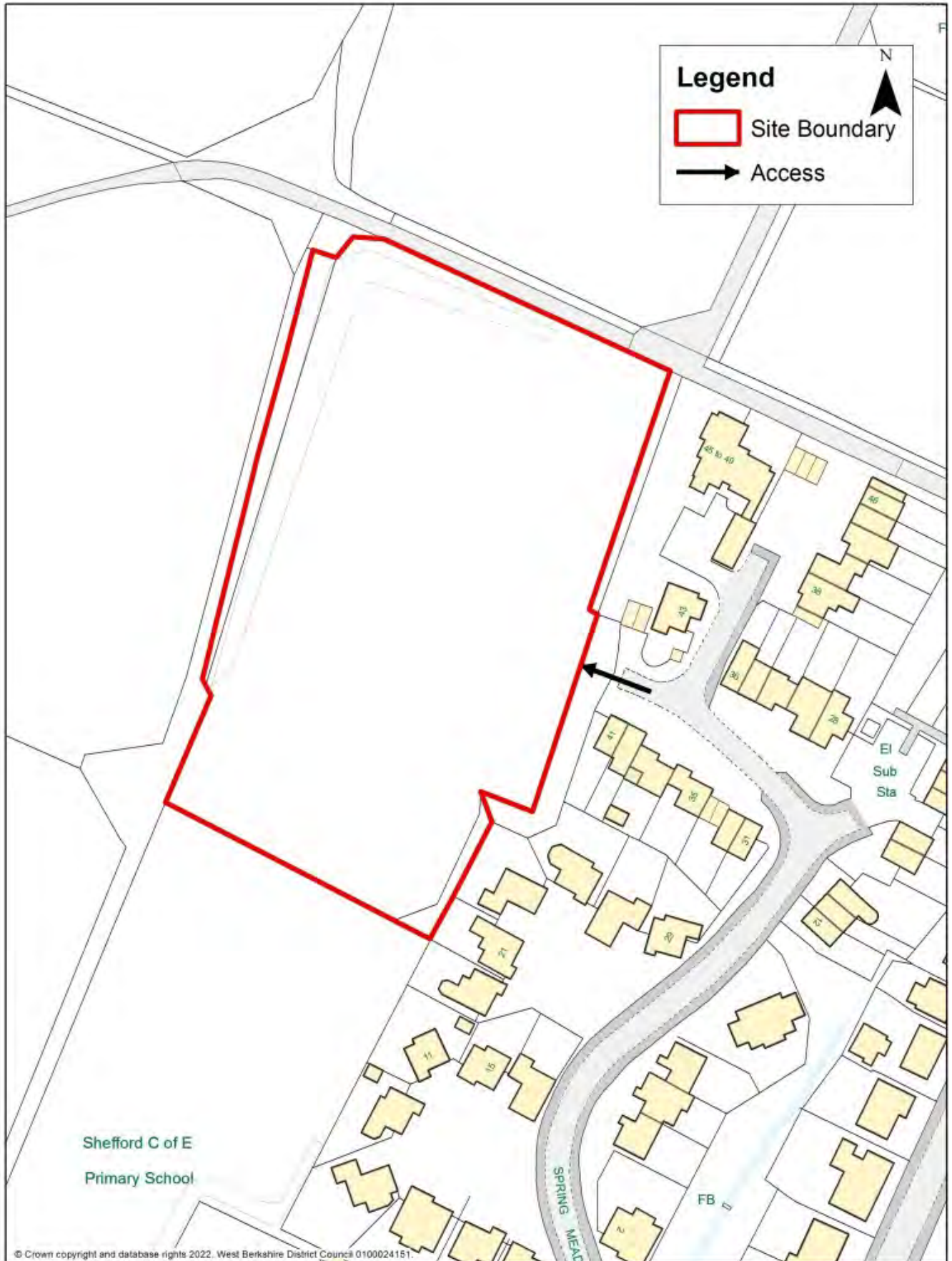
The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 15 dwellings in a scheme that provides a mix of dwelling types appropriate to the local area;
- b. Access to the site will be provided from Spring Meadows. A footway will need to be provided from the development to the existing footway in Spring Meadows;
- c. 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;
- d. The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011):
  - i. Retention of the existing boundary vegetation;
  - ii. Buildings to be kept off the northern-most corner of the site; and
  - iii. New planting to integrate buildings into the landscape and soften the edge;
- e. The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- f. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- g. The scheme will be informed by a Flood Risk Assessment for the site. This is due to the presence of a surface water flow path across the northeast corner of the site, in addition to a small area of groundwater emergence in the north east corner of the site. Development will need to be avoided in this area;
- h. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- i. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. Infiltration from groundwater into the network has been identified as a strategic issue within this catchment; therefore development on the site will connect to the mains sewerage system. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works;
- j. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Information Pack;
- k. A desk-based assessment to better understand archaeological potential and survival will be required. Fieldwork techniques to better understand the Mesolithic potential may be necessary; and
- l. Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Land west of Spring Meadows, Great Shefford



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA20****Land off Charlotte Close, Hermitage (Site Ref: HSA 24)**

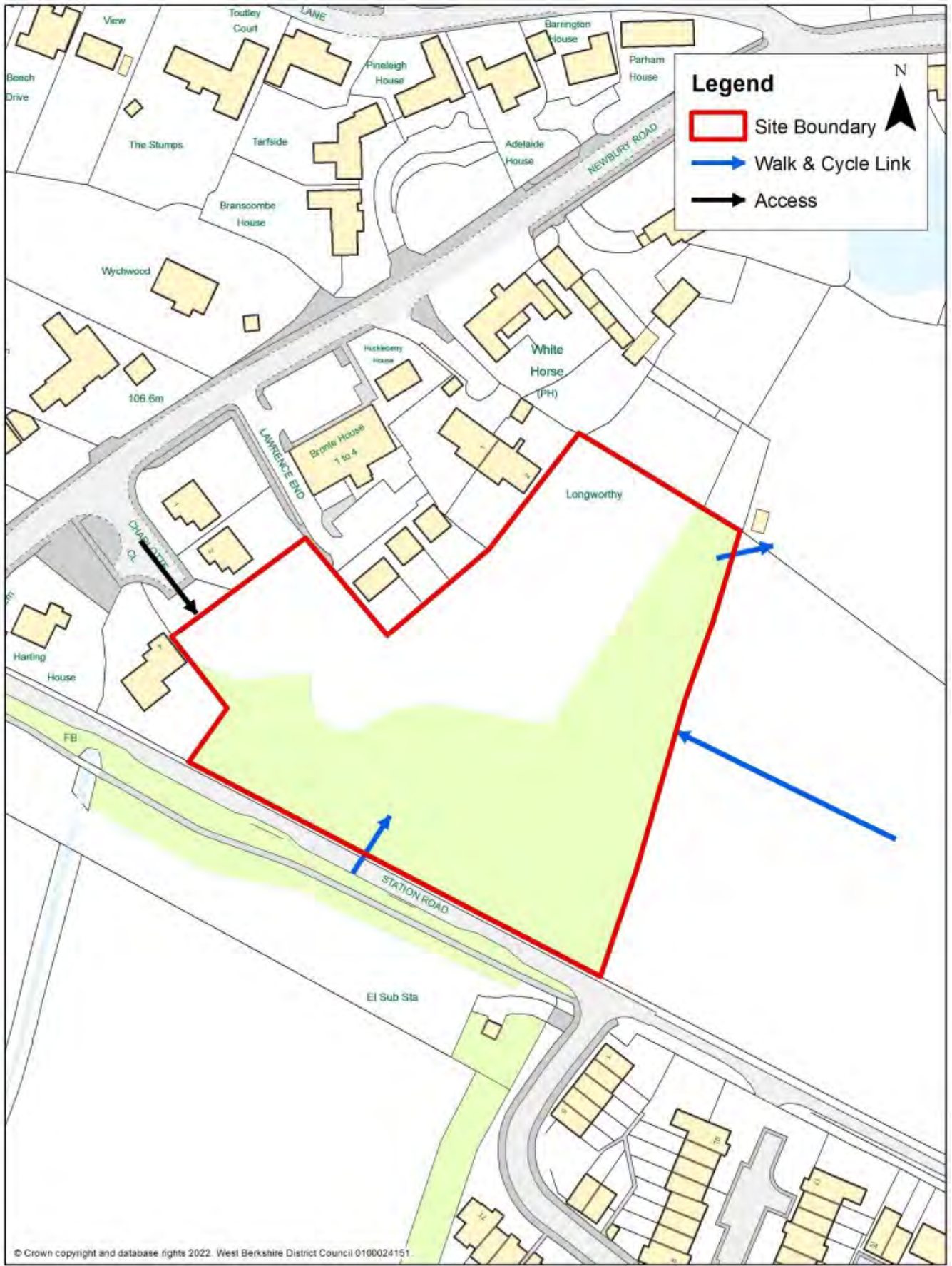
The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 15 dwellings to be developed at a mass and density that reflects the adjacent settlement character;
- b. The site will be accessed via Charlotte Close with the provision of pedestrian and cycle linkages through the site to the allocations RSA21 (Land to the south east of the Old Farmhouse) and RSA22 (land adjacent Station Road). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local Primary School to enable sustainable travel;
- c. 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 ordinary watercourse is in culvert beneath the site. The development scheme should include opportunities to open up the culvert and contribute to biodiversity net gain. The development scheme should incorporate a 10m wide undeveloped buffer zone to the watercourse;
- d. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- f. An Ecological Impact Assessment (EclA) will be required. This should include a Great Crested Newt Survey 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 designated sites and/or protected habitats and/or species will not be adversely affected;
- g. The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
  - i. The protection and enhancement of the tree line along Station Road and other on-site trees;
  - ii. The protection and enhancement of the hedgerow along the eastern boundary;
  - iii. The maintenance of the views through and over the built form to the woodland beyond; and
  - iv. Green infrastructure that integrates the site within the existing landscape character.
- h. The development design and layout will be in line with policy SP7 and further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- i. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- j. The development will be informed by a desk-based archaeological assessment followed by field evaluation if necessary; and
- k. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land off Charlotte Close, Hermitage



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## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA21****Land to the south east of the Old Farmhouse, Hermitage (Site Ref HSA 25)**

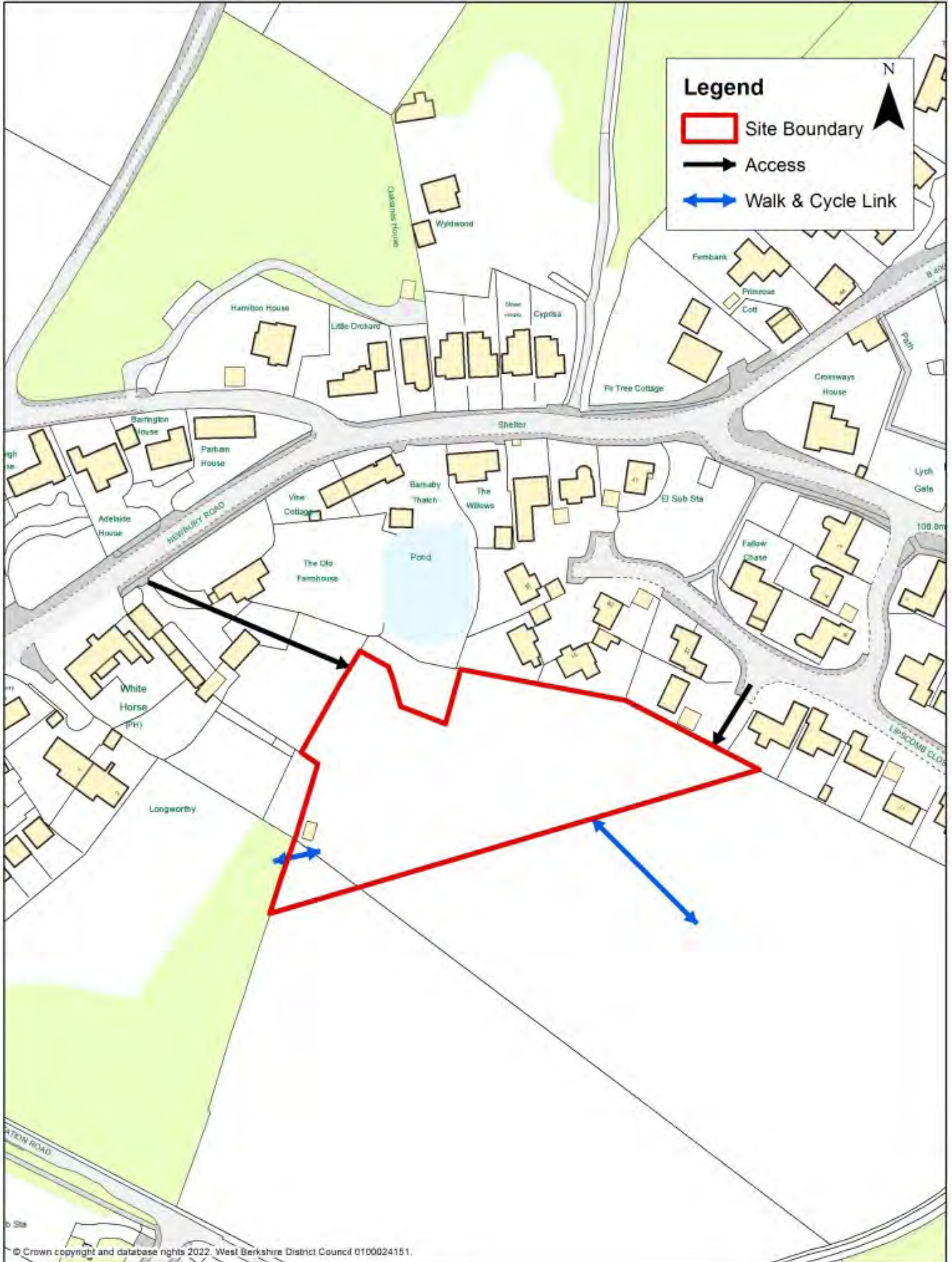
The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 10 dwellings to be developed at a mass and density that reflects the adjacent settlement character;
- b. The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
  - i. the protection and enhancement of the existing tree belt;
  - ii. the provision of landscaping along the south eastern boundary of the developable area; and
  - iii. green infrastructure that integrates the site within the existing landscape character;
- c. The development design and layout will be in line with Policy SP7 and further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- d. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- e. The site will be accessed via Newbury Road and/or Lipscombe Close with the provision of pedestrian and cycle linkages from Lipscombe Close through the site to the allocations at RSA20 (Land off Charlotte Close) and RSA22 (land adjacent Station Road). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel;
- f. 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 ordinary watercourse is in culvert beneath the site. The development scheme should include opportunities to open up the culvert and contribute to biodiversity net gain. The development scheme should incorporate a 10m wide undeveloped buffer zone to the watercourse;
- g. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- h. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- i. An Ecological Impact Assessment (EclA) will be required. This should include a Great Crested Newt Survey 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 designated sites and/or protected habitats and/or species will not be adversely affected;
- j. 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; and
- k. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will also be required.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Land to the south east of the Old Farmhouse



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## Local Plan Review 2022-2039 Proposed Submission (for full Council)

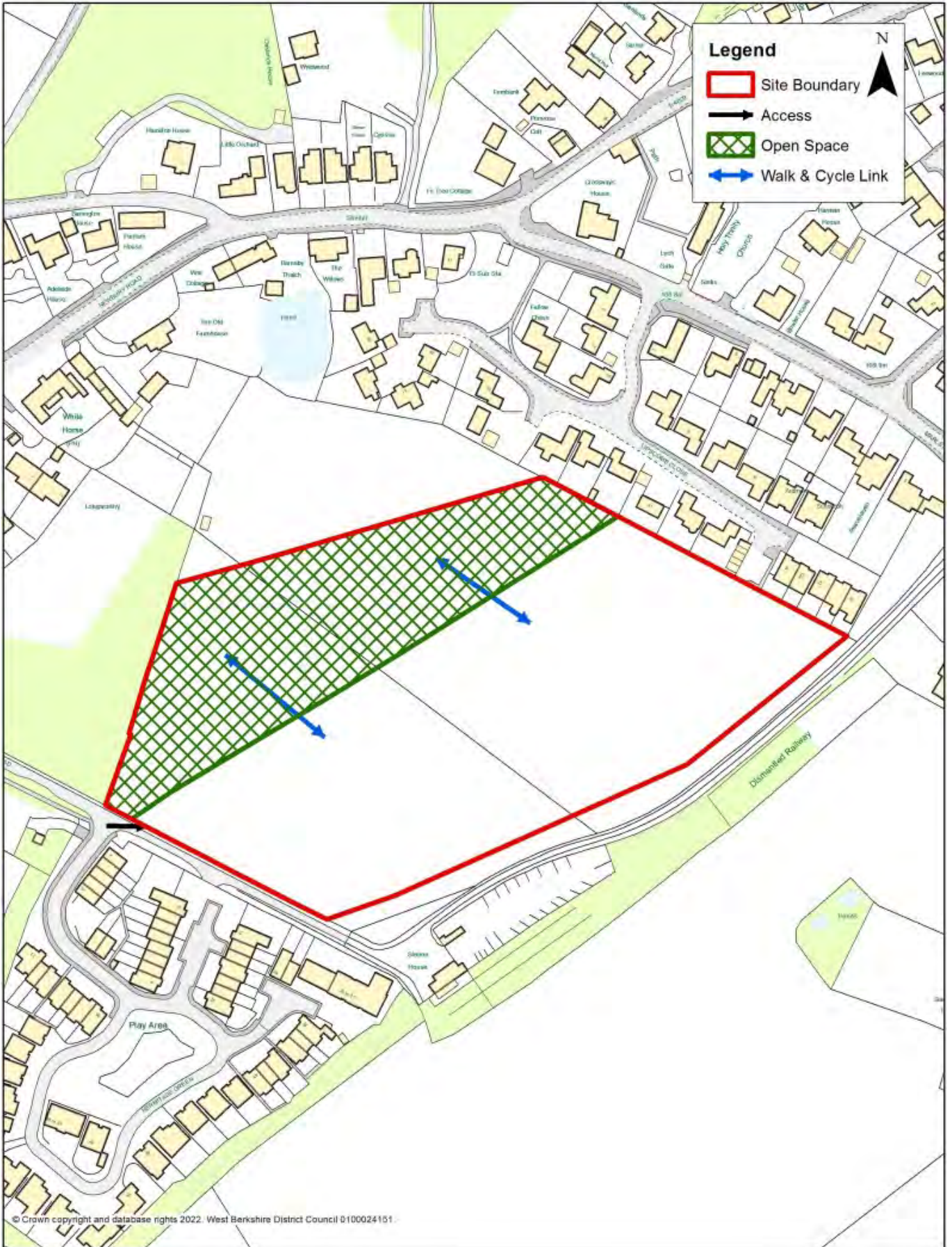
**Policy RSA22****Land adjacent Station Road, Hermitage**

The site as shown on the indicative map will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 34 dwellings in a low density scheme that provides a mix of dwellings sizes and types appropriate for the local area;
- b. Access to the site will be provided by Station Road, with walking and cycle links to the allocations RSA20 (Charlotte Close) and RSA21 (Old Farmhouse). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel;
- c. Include a Transport Assessment;
- d. The site will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2022) and will:
  - i. Retain the existing boundary planting;
  - ii. Retain the the land to the north of the site as an open area which could have a character of a village green;
  - iii. Be set back from the existing regenerated treed railway line, with additional planting along this boundary to further reduce the visual effect of development on the landscape to the south;
  - iv. Be set back from Station Road to retain the rural character and the setting of the mature roadside trees; and
  - v. Be set adjacent the rear gardens off Lipscombe Close to avoid an open edge to rear gardens;
- e. The development design and layout will be in line with Policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment(LVIA);
- f. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- g. The scheme will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and or species are not adversely affected;
- h. The site lies within the hydrological catchment of the River Lambourn SSSI/SAC and the development must demonstrate nutrient neutrality. A Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged;
- i. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works;
- j. A Flood Risk Assessment (FRA) will be required to inform the delivery of the site as two low risk surface water flow paths travel through the site. This FRA will also inform mitigation measures including the provision of SuDS; and
- k. A Heritage Impact Assessment will be required due to the presence of non-designated heritage assets.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)



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## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA23****Land adjoining The Haven, Kintbury (Site Ref: KIN6)**

The site, as shown on the indicative map , will be required to be developed in accordance with the following parameters:

- a. The provision of approximately 20 dwellings to be developed in a low density scheme in keeping with the surrounding area;
- b. The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011):
  - i. Replacement of the conifer hedge to the western boundary with more appropriate planting;
  - ii. Views from the surrounding countryside, Public Right of Way, and the neighbouring recreational field would need to be carefully considered; and
  - iii. New planting to integrate the buildings into the landscape;
- c. The development design and layout will be in accordance with Policy SP7 and further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- d. An Ecological Impact Assessment (EclA) will be required which should include a Great Crested Newt survey. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented to ensure any designated sites and/or protected habitats and/or species will not be adversely affected;
- e. The design of the development will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5;
- f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy;
- g. Access to the site will be provided from The Haven via the existing garages. Any parking lost will need to be relocated;
- h. A Transport Statement will be required as part of any planning application;
- i. 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;
- j. Part of the site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
- k. A noise survey will be required as part of any planning application due to the proximity of the site to a sports ground.

# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Land adjoining The Haven, Kintbury



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Gypsy, Traveller and Travelling Showpeople Accommodation****Policy RSA24****New Stocks Farm, Paices Hill, Aldermaston (Site Ref: TS1)**

**Type of site:** Gypsy and Traveller site

**Number of pitches:** 8 permanent pitches

**Timescale:** Within 5 years

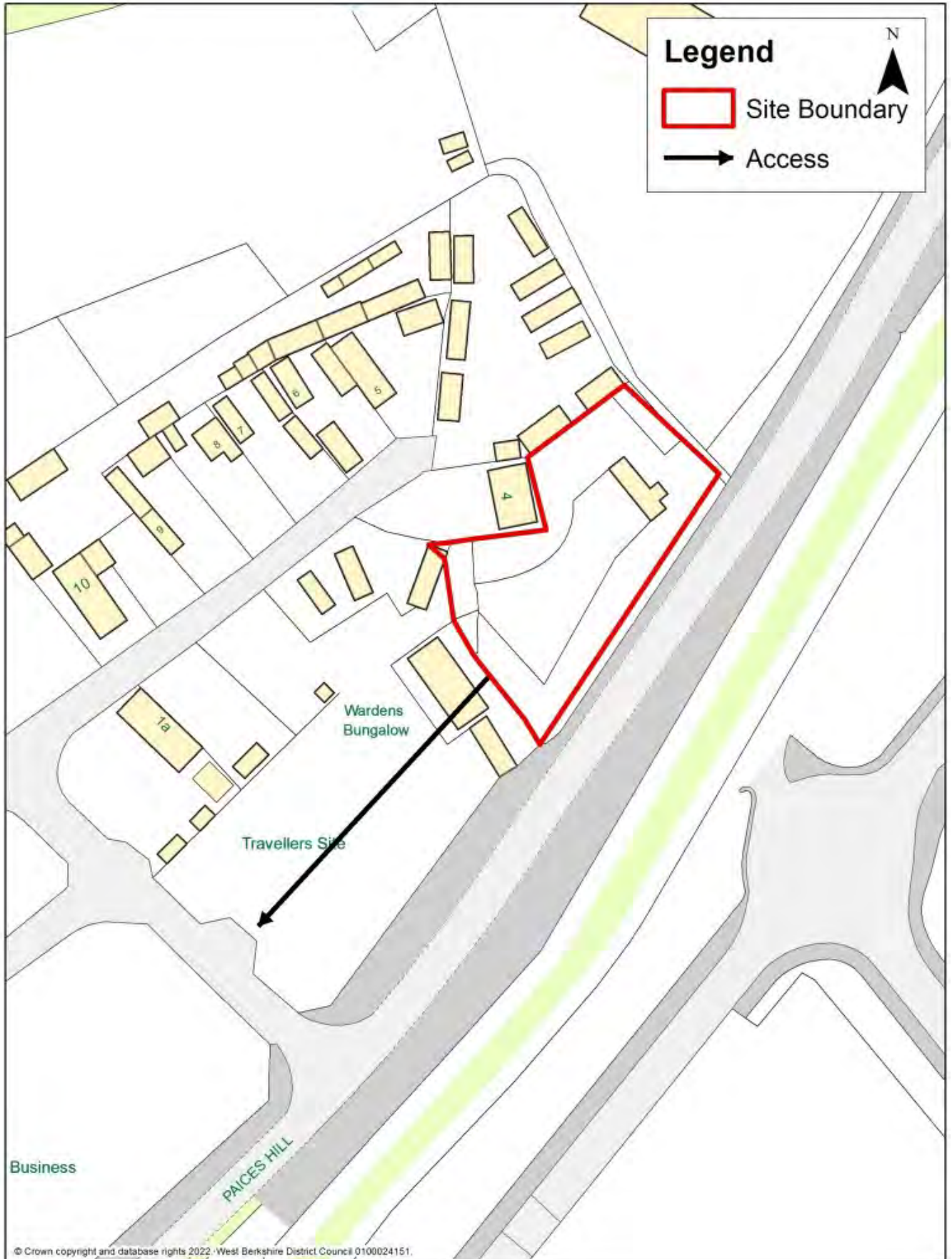
Proposals for this site should:

- a. Replace 8 existing transit pitches on the south east part of the New Stocks Farm site with 8 permanent pitches;
- b. Be accessed from the existing access;
- c. Demonstrate appropriate safeguards to prevent the pollution of ground and surface water;
- d. Provide a Sustainable Urban Drainage assessment;
- e. Have due regard to the provisions of Policy DM21 Gypsies, Travellers and Travelling Showpeople; and
- f. The site shall only be occupied by those persons who meet the definition of Gypsies and Travellers, as outlined in the Planning Policy for Traveller Sites.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## New Stocks Farm, Paices Hill, Aldermaston



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy RSA25****Long Copse Farm, Enborne (Site Ref: TS2)****Type of site:** Travelling Showpersons yard**Number of plots:** 24 plots**Timescale:** 24 plots to be delivered within 5 years

Proposals for this site should:

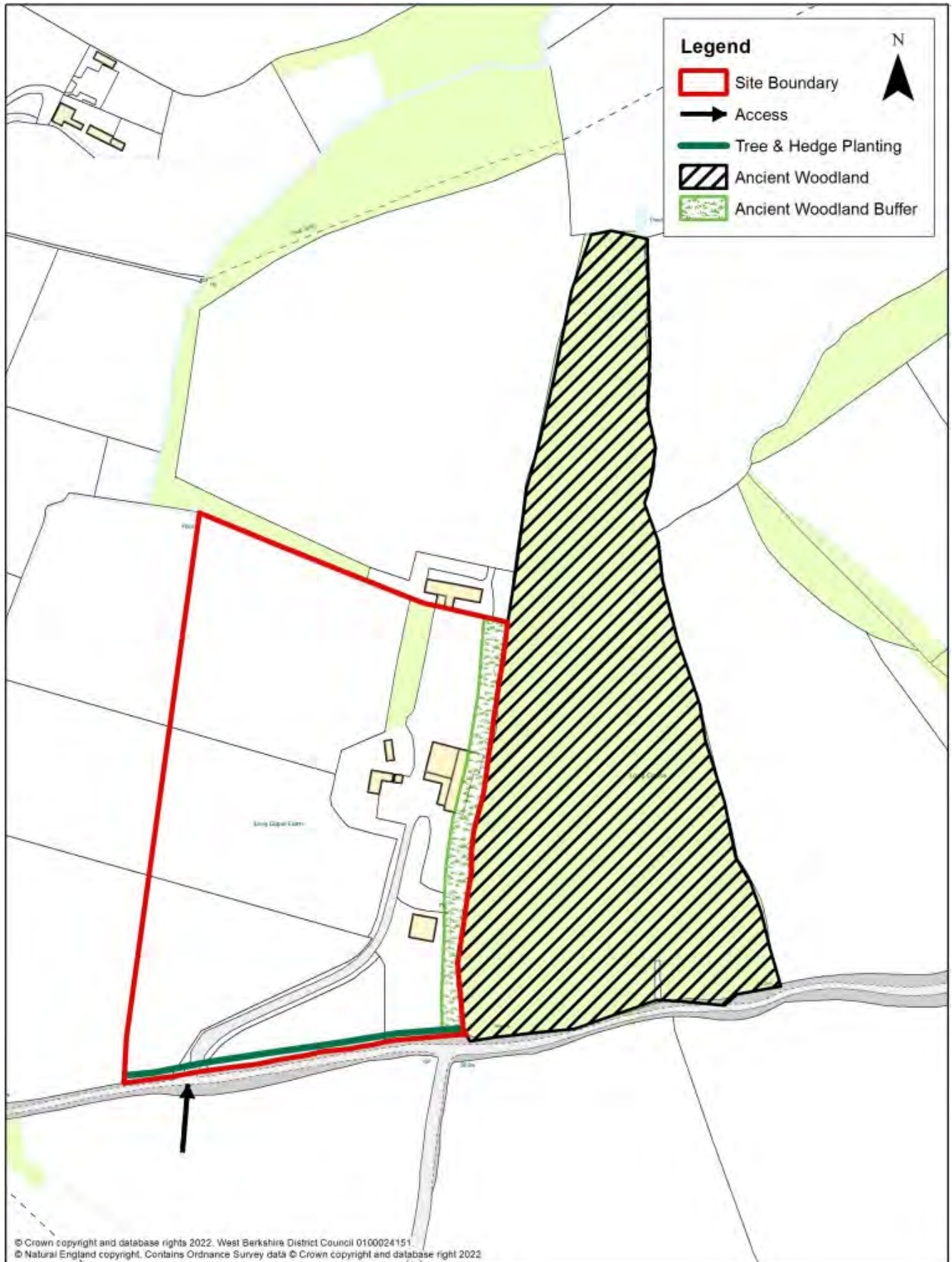
- a. Provide a design, layout and siting plan together with a full detailed Landscape and Visual Impact Assessment (LVIA);
- b. Provide a landscaping scheme to conserve and enhance the existing trees, hedgerows and woodland which should demonstrate how it would assist in breaking up and screening the built area and the area along the road access to the site;
- c. Include a Transport Assessment identifying the highway improvements to Wheatlands Lane to be agreed with the Highways Authority, including achieving appropriate sight lines at the existing access point to Wheatlands Lane and road widening or passing places east of the site;
- d. Include an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will be required to be implemented to ensure any designated sites and/or protected habitats and/or species will not be adversely affected;
- e. Provide an appropriate buffer of at least 15m between the development and the Ancient Woodland at Long Copse Wood., The precise buffer will be determined through detailed assessment and design when proposals are submitted for development. 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 should also be provided. These must be in place before the occupation of the site;
- f. 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;
- g. Provide a layout showing the residential, maintenance and storage activities proposed on the site;
- h. Demonstrate appropriate safeguards to prevent the pollution of ground and surface water;
- i. Provide a Sustainable Urban Drainage assessment;
- j. Have due regard to the provisions of Policy DM21 Gypsies, Travellers and Travelling Showpeople;
- k. No caravans will be permitted within Flood Zones 2 and 3 at the northern edge of the site;
- l. A minimum 5 metre buffer zone will be provided and maintained between the watercourse running through the site and any proposed plots; and
- m. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required.

The site shall only be occupied by those persons who meet the definition of Travelling Showpeople, as outlined in the Planning Policy for Traveller Sites.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Long Copse Farm, Enborne



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Sites allocated for employment land

8.3 Policies for the employment site allocations are set out below. For each policy, the site allocation is identified on the indicative site map. The area shown on the map is the gross site area. The policies provide approximate floor space for development, based on standard plot ratios as set out within the HELAA, unless the site promoter has suggested a development potential that is lower than that calculated. The actual floorspace achieved may vary slightly depending on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and other specific site characteristics.

### Policy ESA1

#### Land east of Colthrop Industrial Estate, Thatcham (Site Ref: MID5)

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

- a. The provision of approximately 20,400 square metres of employment floorspace for B2 and/or B8 uses across the site;
- b. Access to the site will be provided from the A4;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
- d. The development design and layout will be in accordance with Policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA). The design and layout should also take into account the site's position as a gateway into Thatcham, tree planting within the site, building design including colour scheme and suitable roof treatments, and the presence of overhead power lines;
- e. Buildings should be set back from the A4/Bath Road and the eastern site boundary to allow for a tree planted landscape buffer, extending the existing wooded edge of Colthrop Industrial Estate and to help mitigate any visual impact on the wider landscape to the east;
- f. Development will be informed by a Tree Survey due to the presence of TPOs on the western side of the site;
- g. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
- h. Development will be informed by an Ecological Impact Assessment (EclIA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected. Such mitigation will include external lighting design;
- i. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required. Consideration of extraction prior to any development would be encouraged;
- j. Development will be informed by an archaeological desk based assessment and field evaluation to assess the historic environment potential of the site;
- k. Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation; and
- l. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.

Local Plan Review 2022-2039 Proposed Submission (for full Council)

Land east of Colthrop Industrial Estate, Thatcham





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

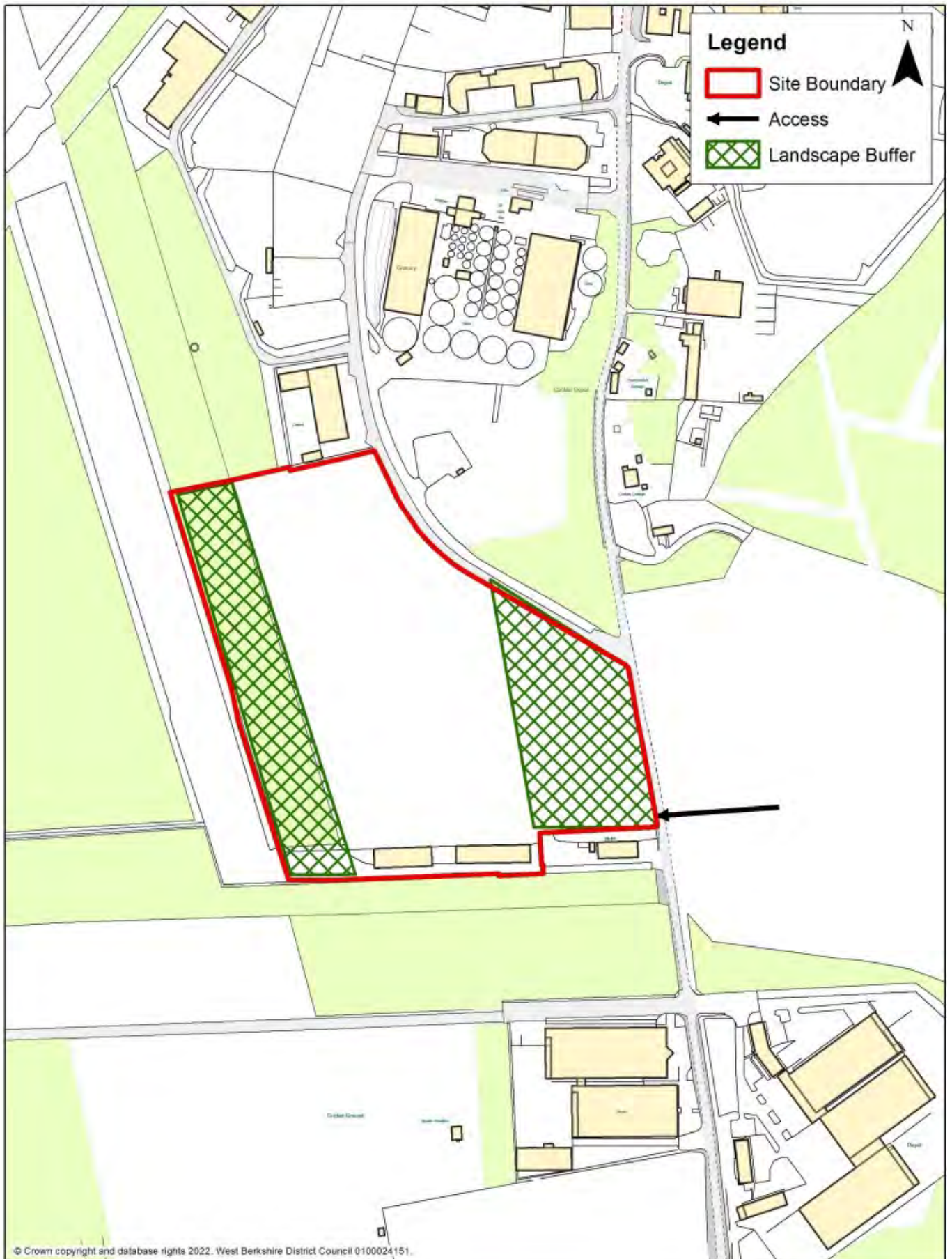
**Policy ESA2****Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands (Site Ref: LAM6)**

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

- a. The provision of approximately 10,381 square metres of employment floorspace for B2 and/or B8 uses;
- b. Access to the site will be provided from Ramsbury Road;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
- d. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan;
- e. The scheme will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2021) for Land west of Ramsbury Road - LAM6 and will include the following measures:
  - i. Development should be limited to the area shown on the indicative map;
  - ii. A landscape buffer should be created and retained, as shown on the indicative map. The buffer should be planted as native woodland between the proposed developable area and Ramsbury Road. Woodland areas should include native trees and shrubs, and to include some fast growing tree species as part of early planting;
  - iii. The height of buildings should be limited so they do not protrude above the treeline of the tree belt to the west as would be visible from Ramsbury Road;
  - iv. Appropriate design to consider façade treatment on the eastern flank walls of buildings to reduce their visual prominence; and
  - v. Access into the developable area should be low key, have a rural character and avoid large signage which would detract from the existing rural character of the area;
- f. The development design and layout will be in accordance with Policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- g. Development will be informed by a Heritage Impact Assessment (HIA);
- h. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
- i. Development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- j. The site lies partly within a Waste Preferred Area and a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required. Consideration of extraction of minerals resources prior to any development would be encouraged; and
- k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.

# Local Plan Review 2022-2039 Proposed Submission (for full Council)

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





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy ESA3****Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands (Site Ref: LAM10)**

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

- a. The provision of approximately 5,200 square metres of employment floorspace for B2 and/or E(g)(iii) across the site;
- b. Access to the site will be provided from Ramsbury Road;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required;
- d. Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out in a Travel Plan;
- e. The scheme will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2022) for Site 2: South of Trinity Grain, and will include the following measures:
  - i. Retain the tree belt/hedgerow along the eastern site boundary and the woodland copse within the southern part of the site; and
  - ii. Buildings should be at a height where they are not visible above the adjacent silo towers and the tree canopy (within the southern part of the site) from the wider landscape to the south and from the Ramsbury Road;
- f. The development design and layout will be in accordance with Policy SP7 and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- g. Development will be informed by a A Heritage Impact Assessment (HIA);
- h. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
- i. Development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected; and
- j. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.

# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy ESA4****Beenham Landfill, Pips Way, Beenham (Site Ref: part of BEEN3 and part of BEEN5)**

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

- a. The provision of approximately 14,000 square metres of employment floorspace for B2 and/or B8 uses across the site;
- b. Access to the site will be provided from Pips Way, accessed off the A4/A340 roundabout;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required, and will consider the impact on the A340/A4 roundabout;
- d. The scheme will be developed in accordance with the Landscape Sensitivity and Capacity Assessments (2022) for Beenham Industrial Area - BEEN3 and BEEN5 and will include the following measures:
  - i. Retain and enhance the existing newly planted wooded bund along the SW edge of the site and create a landscape buffer along the NW and SE site boundary;
  - ii. Propose a new landscape buffer to the wider AONB and strengthen the existing woodland belts which enclose the site by additional tree planting, especially along the NE site boundary;
  - iii. Restrict and consider the scale of development to avoid an adverse visual effect on adjacent areas of the AONB, Aldermaston Wharf and the A4. This will include the proposed height of buildings, colour, architectural style and roof profile, the impact of external lighting and noise, and any other structures/features which could negatively impact on adjacent areas. The North Wessex Downs AONB: Guidance on the selection and use of colour in development should be used as guidance;
  - iv. Avoid the use of close boarded fencing in areas visible from Public Rights of Way and in particular along the site boundary. The existing wire mesh fencing could be retained as a suitable fencing; and
  - v. External lighting if required, should be minimal and avoid edge off site locations which could result in light pollution intruding into adjacent areas of the open countryside;
- e. The development design and layout will be in accordance with Policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- f. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
- g. Development will be informed by an appropriate Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- h. Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;
- i. The site lies within a Mineral and Waste Safeguarding Area and so consideration of Policy 9 and Policy 10 of the West Berkshire Minerals and Waste Local Plan will be required; and
- j. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Beenham Landfill, Pips Way, Beenham



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy ESA5****Northway Porsche, Grange Lane, Beenham (Site ref: BEEN10)**

The site, as shown on the indicative map, will be developed in accordance with the following parameters:

- a. The provision of approximately 6,400 square metres of employment floorspace for B2 and/or E(g)(iii) uses across the site;
- b. Access to the site will be provided off the A4 using the existing access to Beenham Industrial Estate;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required, and will consider the impact on the A340/A4 roundabout;
- d. The scheme will be developed in accordance with the Landscape Sensitivity and Capacity Assessment (2022) for Beenham Industrial Area - BEEN10 land north east of Beenham Grange and will include the following measures:
  - i. Retain a landscape buffer between the site and the two adjacent PRow, which should be planted as native woodland;
  - ii. Retain and provide an open setting for existing mature and trees of value;
  - iii. Avoid the use of close boarded fencing in areas visible from Public Rights of Way and in particular along the site boundary. The existing wire mesh fencing could be retained as a suitable fencing;
  - iv. Buildings should be rural in scale and character, and of a height which does not intrude above the existing height of buildings on the site. Particular attention should be given to building facades which face onto the surrounding landscape, to avoid any indirect adverse landscape effect on the AONB. The North Wessex Downs AONB: Guidance on the selection and use of colour in development should be used as guidance;
  - v. External lighting if required, should be minimal and avoid edge off site locations which could result in light pollution intruding into adjacent areas of the open countryside; and
  - vi. Noise levels should not increase above the existing noise levels within adjacent areas;
- e. The development design and layout will be in accordance with Policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA);
- f. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
- g. Development will be informed by a A Tree Survey due to the presence of TPOs on the site;
- h. Development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- i. 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;
- j. Development will be informed by a Heritage Impact Assessment (HIA);
- k. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required. Consideration of extraction prior to any development would be encouraged; and
- l. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

Northway Porsche, Grange Lane, Beenham



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy ESA6****Land adjacent to Padworth IWMF, Padworth Lane, Padworth (Site Ref: PAD4)**

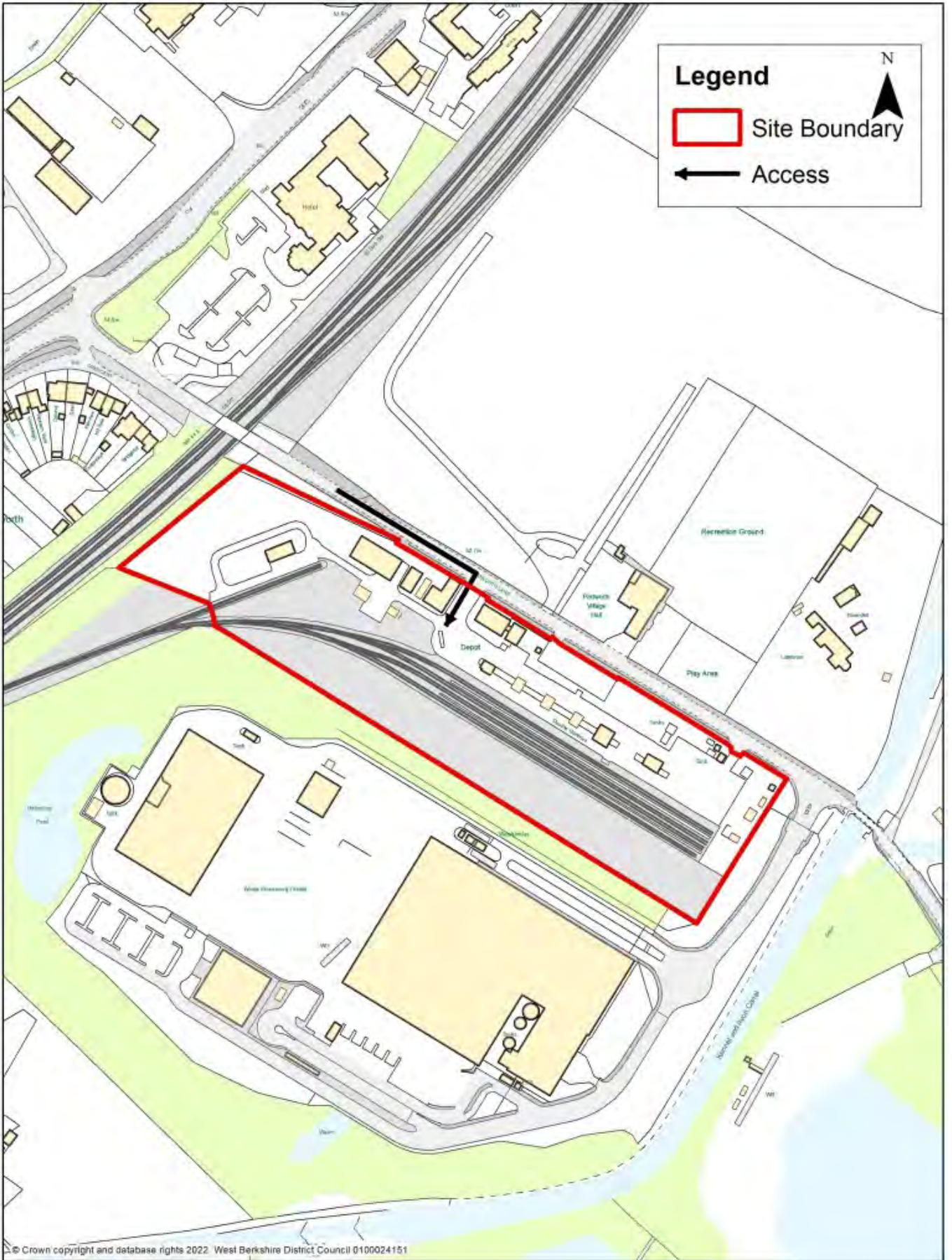
The site, as shown on the indicative map, will be developed in accordance with the following parameters:

- a. The provision of approximately 12,400 square metres of employment floorspace for B2 and/or B8 uses across the site;
- b. Access to the site will be provided from Padworth Lane;
- c. Measures will be provided to mitigate the impact of development on the local road network. A Transport Assessment will be required, and will consider the impact on Padworth Lane, the bridge and traffic lights on Padworth Lane, the junction with the A4, and the A340/A4 roundabout;
- d. The development design and layout will be in accordance with Policy SP7, and be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA), and take into account the character and appearance of surrounding development;
- e. Development will be informed by a Flood Risk Assessment, which will include appropriate flood mitigation measures, including SuDS;
- f. Development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented, to ensure any designated sites and/or protected habitats and/or species are not adversely affected;
- g. Development will be informed by an archaeological desk based assessment field evaluation if required to assess the historic environment potential of the site;
- h. Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation;
- i. A Construction and Operations Management Plan (COMP) shall accompany any planning application on the site. The COMP shall safeguard the oil pipeline from operational works, including the provision of an appropriate buffer;
- j. The site lies within a Mineral Safeguarding Area and so consideration of Policy 9 of the West Berkshire Minerals and Waste Local Plan will be required; and
- k. The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Land adjacent to Padworth IWMF, Padworth Lane, Padworth



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## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**9 Development Management Policies: Our place based approach****Policy DM1****Residential Development in the Countryside**

Exceptionally, new residential development outside of adopted settlement boundaries will be permitted. These exceptions are solely limited to development which is appropriately designed and located and which satisfies one or more of the following criteria:

- a. Sites allocated as part of the development plan;
- b. Sites for Gypsies and Travellers and Travelling Showpeople;
- c. Rural exception housing and/or First Homes exception sites;
- d. The conversion of redundant or disused buildings;
- e. Housing to accommodate rural workers;
- f. The extension to or replacement of existing residential dwellings;
- g. The subdivision of existing residential dwellings; or
- h. Limited residential infill in settlements in the countryside with no defined settlement boundary where:
  - i. It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and
  - ii. The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and
  - iii. It does not extend the existing frontage at either end; and
  - iv. The proposed plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality.

Planning permission will not be granted where a proposal harms or undermines the existing relationship of a settlement within the open countryside, where it does not contribute to the character and distinctiveness of the rural area, including the special qualities and natural beauty of the landscape of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.

**Supporting text**

**9.1** 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 Policies SP1 and SP3. The policies seek to accommodate development in the most sustainable way, focusing development in settlements with existing facilities and services. Policy SP1 sets out that the principle of development is acceptable inside settlement boundaries and makes clear that only appropriate limited development in the countryside will be allowed.

**9.2** In this context, this policy makes clear that land outside of settlement boundaries will be treated as open countryside where there is a presumption against new residential development. National planning guidance currently advises that blanket policies restricting development should be avoided unless there is robust evidence on why this is necessary. In West Berkshire, the conservation and enhancement of the North Wessex Downs AONB and its setting is clearly a key consideration. At the same time, planning guidance also makes clear that planning policies and decisions should recognise the intrinsic character and beauty of the countryside. The appreciation that all countryside will have some such qualities means that it needs to be protected or safeguarded. Responding to that acknowledgement whilst maintaining the vitality of rural communities is also a key consideration in West Berkshire. This policy therefore sets out the exceptional circumstances whereby residential development outside settlement boundaries may be acceptable. Further detail is also set out in policies DM16, DM17, DM20, DM23, DM24, DM25, DM27, DM28 and DM29.

**9.3** The countryside of West Berkshire is characterised by small settlements and dispersed farmsteads. Due to the constant pressure for development, these settlements and farmsteads are at risk from piecemeal development. Cumulative impact is an important consideration in these areas, as incremental changes when viewed collectively can significantly change the character of a landscape.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**9.4** The conversion of rural buildings to residential use for instance can have a considerable impact on the character of the surrounding area. Similarly, the intensification of modest rural properties through extensions and the addition of large ancillary buildings and/or redevelopment can result in a disproportionate number of larger country houses, resulting in a loss of smaller and mid-sized properties and increased suburbanisation undermining a balance in the historic settlement pattern and rural character. Whilst there may be no increase in the actual number of dwellings, a scene that was once comprised of isolated agricultural workers cottages and barns set within open fields is urbanised and the rural character altered.

**9.5** 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 development is not acceptable even on a small scale. All development proposals are expected to respond positively to their context by conserving and enhancing landscape character in accordance with Policy SP8 and by strengthening a sense of place in accordance with Policy SP7 and also SP5.

**9.6** In particularly exceptional cases there may be a very special circumstance where an isolated new home of truly outstanding design standards, reflecting the highest standards of architecture, is proposed. Such proposals will be extremely rare and will be considered on their individual merits.

**9.7** For all development proposals in the countryside, robust evidence will need to be provided to support the application to demonstrate that an exceptional approach is fully justified. The Council publishes a [list of local documents](#) that are required as part of planning applications and developers are encouraged to ensure their proposals comply with this list. Proposals will be expected to clearly illustrate the appropriateness of the development within the rural context.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM2****Separation of Settlements around Newbury and Thatcham**

In order to prevent the coalescence of Newbury and Thatcham and to maintain the separate identity of the distinct settlements around both towns, the following gaps between settlements have been identified and are outlined on the Policies Map:

- a. Land between Newbury and Donnington
- b. Land between Newbury and Enborne Row/Wash Water
- c. Land between Newbury and Thatcham
- d. Land between Thatcham and Cold Ash
- e. Land between Thatcham and Ashmore Green

Development which would detract from the open or rural character of these gaps will not be permitted. In these areas development will only be permitted where it:

- i. Would not diminish the clear physical and visual separation between distinct settlements; and
- ii. Would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development.

**Supporting Text**

**9.8** The overarching spatial strategy for the LPR set out in Policy SP1 focuses development on Newbury and Thatcham. This pressure for development has the potential to lead to the loss of the separate and distinct identity of both settlements and the settlements surrounding them through coalescence. This could either be by physically or perceptually reducing the gaps between them or by introducing an increase of activity which has an urbanising effect. The visual break and sense of openness between these settlements is very important in maintaining the separate identity of individual communities and the Council considers it important that the integrity of this openness is maintained.

**9.9** An Appropriate Countryside Designation Study (2022) was therefore undertaken of the countryside around Newbury and Thatcham to help determine whether a specific planning designation was needed to safeguard the unique characters and separate identities of the individual settlements. This concluded that should the Council specifically define the particular gaps it wanted to protect, that it would be justified in creating a new green gap policy.

**9.10** Gaps are a long established planning tool used to prevent the coalescence of settlements in order to maintain their separate identity. A clear gap between distinct settlements helps maintain a sense of place for residents of, and visitors to, the settlements on either side of the gap. They prevent development in areas where there is the greatest risk of coalescence and so ensure that by retaining a sense of openness, local distinctiveness is maintained.

**9.11** The identified gaps set out in the policy have not been specifically defined to protect the landscape character of the countryside around Newbury and Thatcham, the Council's approach to which is set out in Policy SP8. It is important to recognise that the gaps are not a local landscape designation. Landscape character assessment can be used however to inform and understand how the settlement pattern has developed, the nature of the individual character and setting of each distinct settlement, the pattern of the separation between them and how the landscape functions to maintain that separation.

**9.12** The land included within each identified gap performs an important role in defining the settlement character of the area and separating settlements at risk of coalescence. In defining the extent of a gap, no more land than is necessary to prevent the coalescence of settlements has been included.

**9.13** Currently, the parcel of land between Thatcham and Upper Bucklebury does not meet the criteria for designation as an essential gap. However, the Council acknowledges that this situation may change depending on how the North East Thatcham strategic site is delivered. The relationship between the proposed development and the country park to the north of the site will be critical in this regard. In accordance with the recommendations made in the Appropriate Countryside Designation Study (2022), further assessment as to an appropriate essential gap in this area will need to be carried out when the extent of the built development on the site has been established.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 10 Development Management Policies: Our environment and surroundings

### Policy DM3

#### Health and Wellbeing

Development proposals will be required to promote, support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. Where any potential adverse impacts are identified, they will need to be addressed and mitigated in an appropriate manner.

Proposals for major development, or other development likely to have a potentially significant health impact in relation to either its use and/or location, should be accompanied by a fit for purpose Health Impact Assessment (HIA) in accordance with the current guidance<sup>(39)</sup> from Public Health England. The level of information required should be proportionate to the scale and nature of the development proposed. Development proposals should demonstrate how the conclusions of the HIA have been taken into account in the design of the scheme.

Development that would have an unacceptable impact on the health or wellbeing of existing or new communities will not be permitted.

### Supporting Text

**10.1** It is essential that the decisions we make consider the health of our residents and contribute to reducing health inequality. The [West Berkshire Vision 2036](#) highlights that mental health problems represent the largest single cause of disability in the district, affecting people of all ages. It also notes the significant health inequalities across West Berkshire, with a life expectancy gap of up to ten years in different areas. The district's mix of rural and urban settlements means that access to services can be varied.

**10.2** The Council's [Leisure Strategy 2021-2031](#) notes that West Berkshire's existing leisure offering is very good, with a number of parks and open spaces, commons, woodland, public rights of way and leisure centres available for physical activity. There is also a range of water based opportunity through rivers such as the Thames, Enborne, Lambourn, Pang and Kennet, the Kennet & Avon Canal and lakes which are also enjoyed by residents and visitors alike. It quotes the percentage of physically active adults at 63.3%, just below the national average of 66.3%.

**10.3** A wide range of indoor and outdoor sports are played across the District. These opportunities and their associated health benefits, are reflected in West Berkshire's life expectancy, with those for both men and women being above regional and national averages. The District's cultural heritage is also integral to people's health and wellbeing. It increases academic attainment, provides a sense of place and identity and has a significant, positive impact on the local economy.

**10.4** Tackling health and wellbeing requires a multi-agency approach. The Berkshire West Health and Wellbeing Strategy 2021-2030, developed by the Reading, West Berkshire and Wokingham Health and Wellbeing Boards together with the Berkshire West Integrated Care Partnership is underpinned by a place based approach with its number one priority to reduce health inequalities.

**10.5** The Council recognises that the Local Plan has a crucial role to play in ensuring that opportunities exist for people to be able to make healthier lifestyle choices and address health inequalities. Health and environment are inextricably linked and the creation of attractive, safe and accessible places to live improves the quality of life and wellbeing of both individuals and communities as a whole.

**10.6** Policy SP7 sets out that development should be designed to encourage healthier lifestyles through the promotion of physical activity, the enhancement of social connections and the strengthening of mental health.

**10.7** This DEM policy ensures that specific consideration is given to the potential overall impact of development on health, with individual proposals encouraged to maximise their overall contribution towards a healthier environment and healthier communities. Health Impact Assessments (HIA) will be an important tool for assessing any effect on

39 Health Impact Assessment in spatial planning - a guide for local authority public health and planning teams (October 2020) Public Health England

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

health and in addressing health inequalities by protecting those who are vulnerable to the negative effects of development. The policy makes clear they will be required for all major development proposals or other development likely to have a potentially significant health impact in relation to either its use and/or location.

**10.8** When an HIA is required, it will:

- Consider the likelihood, significance and duration of both the potential positive and negative impacts of the development proposals on the health and wellbeing of different sectors of the community, taking into account that some people will be more vulnerable to negative impacts than others;
- Identify and take action to maximise positive impacts and minimise and mitigate any adverse impacts on health and wellbeing, having regard to the most affected sectors of the community; and
- Identify what will be monitored, how and by whom.

**10.9** It should also take into account the cumulative impact of development, i.e. where several developments are in progress within a particular area, as well as the potential over-concentration of uses in an area.

**10.10** The HIA may be a free-standing document or incorporated into a sustainability statement, an environmental impact assessment or other form of assessment or impact statement. If the HIA is not freestanding then a statement needs to be provided explaining how the requirements for an HIA are being met.

**10.11** The HIA should include reference to how the proposals for development have been discussed with health service providers regarding impacts on primary health care services. Developers are encouraged to engage with the Berkshire West Integrated Care Partnership at the earliest opportunity in order to determine the health care requirements associated with new development.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM4****Building Sustainable Homes and Businesses**

New development of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, including hotels (C1 use class), residential institutions (C2 use class) or Secure Residential Institutions (C2A use class) should achieve net zero operational carbon emissions (regulated and unregulated energy) by implementing the energy hierarchy.

Proposals should demonstrate application of the energy hierarchy through submission of an Energy Statement or a detailed energy section within the Sustainability Statement in accordance with Policy SP5 and which identifies how the following minimum standards of construction are achieved to the greatest extent feasible and viable.

**1. Residential Development - minimum construction standard**

A. New development of one or more new dwellings (C3 or C4 use class) will meet the following minimum standards of construction:

- Achieve the carbon Target Emission Rate set by the Future Homes Standard once this is confirmed by central government; in the meantime, achieve 63% reduction in carbon emissions is achieved by on-site measures, as compared to the baseline emission rate set by Building Regulations Part L 2021 (SAP 10.2). These regulated carbon emission targets are to be achieved before the addition of on-site renewable electricity generation (which should subsequently be considered in section 3 of this policy); and
- Equal to or less than 15kWh/m<sup>2</sup>/year space heat demand target, evidenced by the Building Regulations Part L SAP Fabric Energy Efficiency metric.

B. New residential refurbishment developments of 10+ units will meet BREEAM Domestic Refurbishment Excellent as a minimum.

**2. New Non-Residential Development, hotels, residential institutions, secure residential institutions - minimum construction standard**

New development of 100sqm or more of new non-residential floorspace, hotels (C1 use class), residential institutions (C2 use class) or secure residential institutions (C2A use class) will meet the following minimum standards of construction:

- Appropriate to the building type, calculate a typical building baseline using a nationally recognised standard and demonstrate a percentage reduction in energy (regulated and unregulated) carbon emissions. These operational carbon emission targets are to be achieved before the addition of on-site renewable electricity generation (which should subsequently be considered in section 3 of this policy); and
- BREEAM Excellent (BREEAM 2018 or future equivalent).

**3. Renewable Energy**

A. Subsequent to the achievement of the minimum construction standards under parts 1 and 2, new development of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, hotels (C1 use class), residential institutions (C2 use class) or Secure Residential Institutions (C2A use class) should include onsite renewable, zero and low carbon energy technologies to achieve net zero carbon operational energy (regulated and unregulated) on site.

B. The Council will support proposals for renewable energy provided that the technology is:

- i. Suitable for the location
- ii. Not on the most versatile agricultural land (grades 1, 2 and 3a);
- iii. Is accompanied by a landscape / visual impact assessment; and
- iv. Would not cause harm to residential amenity by virtue of noise, vibration, overshadowing, flicker or other harmful emissions.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**4. Carbon Offsetting**

Where a development proposal of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, including hotels (C1 use class), residential institutions (C2 use class) and or secure residential institutions (C2A use class) cannot demonstrate that it is net zero carbon in relation operational energy (regulated and unregulated), it will be required to address any residual carbon emissions by:

- a cash in lieu contribution

**Supporting Text**

**10.12** Carbon reduction has been a key issue for West Berkshire since the Core Strategy, introducing policies aimed at delivering carbon neutral development by 2016, was approved following examination in 2012. However, despite the 26.4% reduction in CO<sub>2</sub> emissions in the District since 2005<sup>(xx)</sup>, the authority still has emissions well above the Berkshire, South East and England levels.

**Table 5 : Full Set and Sub Set\* Per Capita Carbon Dioxide emissions (tonnes) at local authority level in 2017, listed by difference**

Area	Full Set data	Sub Set data	Difference
West Berkshire	8.2	5.8	2.4
Windsor & Maidenhead	5.7	4.5	1.2
Wokingham	4.7	3.6	1.1
Slough	5.0	4.1	0.9
Reading	3.4	3.3	0.1
Bracknell	3.7	3.7	0
South East	4.8	4.2	0.6
England	5.1	4.3	0.8

*\*The Full Set data contains all measured emission sources for each LA area whilst the Sub Set removes those that the LA has no influence over.*

**10.13** The Council unanimously declared a Climate Emergency in July 2019 with the stated aim to be carbon neutral by 2030 as the consequences of global temperature rising above 1.5°C are so severe that preventing this from happening must be of the utmost urgency.

**10.14** Sustainable construction and renewable energy generation can help in achieving emissions reduction. Cost implications of installing CO<sub>2</sub> emissions reduction measures from the start of a development are less than if they were retro-fitted. In addition, the benefits derived by the end user in relation to reduced heating and fuel bills will be enhanced.

**10.15** The District is one of the highest electricity users in the south east, and is in the upper quartile of local authorities for CO<sub>2</sub> emissions within the country. Fuel poverty levels in West Berkshire are also high, compared to other authorities. This is clear evidence and justification that West Berkshire needs to do more to meet national targets in relation to CO<sub>2</sub> emissions reduction.

**10.16** The NPPF requires action on climate change and the protection and enhancement of the natural environment. Paragraph 148 requires the Council to support the transition to a low carbon future and shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience to the effects of climate change. At the same time development of poor design, which fails to capitalise on opportunities for improving character, quality and take account of design standards should be refused. Furthermore, the quality of development approved should not diminish between permission and completion as a result of changes being made to the permitted scheme.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**10.17** The re-issue of the Planning Policy Guidance on Climate Change in 2019 allows local planning authorities to “*set energy performance standards for new housing or the adaptation of buildings to provide dwellings that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes*”.

**10.18** Viability work undertaken for the LPR to date, has already tested the viability based on “carbon neutral” development and has concluded it is not a barrier to development in West Berkshire.

### **Operational Energy - Net Zero Carbon**

**10.19** Following the energy hierarchy, developments are required to achieve net zero carbon emissions in relation to operational energy (regulated and unregulated).

**10.20** Methodologies which could be used to calculate operational energy reductions (regulated and unregulated) to support the achievement of net zero carbon emissions include CIBSE TM54 or PHPP. Developers are advised to use this exercise as a way to earn further BREEAM credits towards the required overall “Excellent” rating, if done in accordance with BREEAM guidance under Ene 01, 04 and 08.

**10.21** Developers should be aware that the new Part L 2021 includes a requirement for prediction of actual operational energy consumption in non-residential over 1000m<sup>2</sup>, for the purpose of informing the new owner, and mentions CIBSE TM54 as a suitable method to do this and specifies that basic SBEM outputs are NOT suitable for this purpose.

**10.22** For non-residential developments, the use of the Building Research Establishment Environmental Assessment Method (BREEAM) ensures that issues relating to health, energy, water, sustainable transport, materials, waste, ecology and pollution are addressed from the start of the project and the certification process provides greater assurances that the agreed level of quality and sustainability is delivered at completion. It is also a means of demonstrating compliance against a broad suite of policies; such as natural environment and operational energy, in addition to those related to climate mitigation and resilience. However, other technical standards are acceptable, provided they result in an equivalent outcome.

**10.23** Applications for commercial development should include a BREEAM pre-assessment, undertaken by a licensed BREEAM assessor and where deemed appropriate supported by a BREEAM accredited professional at the start of the design process to demonstrate how the target rating will be met and ensure early action credits are not missed.

**10.24** Commercial development includes (but is not limited to) uses for retail, office, industrial, data centres, healthcare, and education, prisons and leisure facilities. Multi-residential schemes, including care homes/student halls of residence, hotels and other multi-occupancy domestic buildings are also included as commercial development. Early engagement with a licensed BREEAM assessor should be sought at RIBA stage 0 to determine in BREEAM is applicable to a development.

### **Renewable Energy Generation**

**10.25** Renewable energy technology can make a major contribution to reducing CO<sub>2</sub> emissions. Communities can benefit from reduced fuel bills and improved security of energy supply. Building a green economy that can generate growth and improvements in people’s lives is consistent with sustainable development and the Council’s ‘Environment Strategy’ and helps build in a resilient economic future for renewable energy technology as it is constantly evolving. Examples of renewable energy technology include:

- (i) Combined heat and power (CHP) with a modest plant being able to serve a large number of dwellings and commercial uses in a small geographical area;
- (ii) Large scale ground mounted solar PV systems; and
- (iii) Micro-renewable technology, in particular solar water heating, ground and air source heat pumps, photovoltaic cells and biomass boilers.

**10.26** However it is important not to restrict future options for how renewable energy might be delivered within West Berkshire.

**10.27** Where appropriate and following the energy hierarchy, renewable energy proposals will be integrated in to the proposed scheme as part of the design process and shown on plans submitted for planning permission.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Carbon Offsetting

**10.28** Where a development cannot active net zero carbon for operational energy, with the use of the energy hierarchy, contributions to an offsetting scheme shall be secured through Section 106 Agreements and will be required to be paid prior to the occupation of the development.

**10.29** The amount of carbon to be offset will be calculated in the Energy Statement or detailed section of the Sustainability Statement required under Policy SP5 and reflect emissions over a period of 30 years from completion. Calculations may take into account grid carbon reductions over that 30 year offset period such as through electricity grid decarbonisation.

**10.30** The carbon offset price is the central figure from the nationally recognised non-traded valuation of carbon, which is updated annually as part of the Treasury Green Book data by BEIS and includes future years' per-tonne prices that should be used for each of the future 30 years of operation (to match the years used for the electricity grid carbon factors as above).

**10.31** At the Council's discretion, a verified local off-site offsetting scheme. The delivery of any such scheme must be within West Berkshire, guaranteed and meet relevant national and industry standards. If it is a nature-based carbon sequestration scheme, then it must be backed by the government's Woodland Carbon Code initiative (or future replacement/equivalent national scheme).

**10.32** Funds raised through this policy will be ring-fenced and transparently administered by the Council to deliver a range of projects that achieve measurable carbon savings as locally as possible, at the same average cost per tonne. The fund's performance will be reported in the Authority Monitoring report on: amount of funds spent; types of projects funded; amount of CO<sub>2</sub> saved.

### Assured Performance

**10.33** New development of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, hotels (C1 use class), residential institutions (C2 use class) or Secure Residential Institutions (C2A use class) will be required to

- Implement a recognised quality regime that ensures the as built performance and addresses the energy performance gap in order to ensuring the building performs as close as possible to energy predictions.
- Submit to the Council as built energy calculations prior to occupation and demonstrating that the finished building meets the minimum construction standards and achieves net zero operational carbon emissions (regulated and unregulated energy).
- Where assessment undertaken at completion shows that there is a performance gap between the design and the performance of the completed building, this must be remedied as far as practicable and following which carbon offsetting contributions will be required to reflect any associated additional carbon emissions not accounted for at the point of determination of the planning application and an adjusted payment made if necessary.

### Existing Housing Stock

**10.34** Measures to increase the adoption of retro-fitting energy efficiency measures for the existing housing stock may be explored in subsequent Local Plan documents.

### Design

**10.35** This policy should be read in the context of Policy SP7. The principles of good design extend to all development, including sustainable homes and businesses.

### Changes to national targets

**10.36** This policy may be revised and updated periodically, for example to reflect changing national guidance or changing circumstances.

### Thresholds

**10.37** The Council will carefully scrutinise proposals which appear to fall artificially below any thresholds as this may indicate a possible attempt to avoid implementing the relevant measures described above.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM5****Environmental Nuisance and Pollution Control**

Development will be supported where it does not lead to adverse effects on pollution of the environment. In ensuring a site is suitable for development proposals should satisfy the following criteria:

- a. There would be no harm to the amenity of occupants of neighbouring land and buildings, and future occupants of the development, through an unacceptable increase in pollution, including from light, noise, dust, vibration and/or odour. Where necessary suitable mitigation measures will be put in place;
- b. It would be compatible with surrounding uses; and not give rise to unreasonable restrictions placed on existing businesses and community facilities;
- c. There would be no adverse impact on the environment by pollution of air, soil, or water, through the storage and disposal of waste and hazardous materials or through emissions;
- d. Where there is a likelihood that contamination is present or is known to be present, as a minimum a desk based assessment detailing the likelihood and extent of land contamination be undertaken, followed by, where necessary, an intrusive investigation; and the identification and undertaking of appropriate remediation measures in accordance with minimum national standards. Further monitoring may be required depending on the nature of the contamination and remediation;
- e. It would not cause noise or vibrations of a level which would disturb areas that are valued for their tranquillity in terms of recreation or amenity. Development proposals that generate significant levels of noise must be accompanied by an assessment to mitigate such effects, having regard to the nature of surrounding uses;
- f. All reasonable steps are taken through design, siting and technological solutions to ensure the abatement of obtrusive light to avoid sky glow, glare and light spillage, intrusion and any adverse impact to wildlife and neighbouring residents. A Lighting Appraisal in accordance with the current guidance from the Institute of Lighting Professionals (ILP) (or similar body), national guidance and British Standards will be required for proposed developments which include outdoor lighting;
- g. Appropriate containment solutions for oils, fuels and chemicals are provided; and
- h. There would be no harm to existing areas with biodiversity and/or geological value, in accordance with Policy SP11.

Development which includes potential nuisance or pollution activities should be located on the least sensitive part of the site.

Appropriate site investigations/assessments will guide development and the results and recommendations will be presented with planning applications (for example, noise assessments) depending on the type of development, location, and likely source of pollution.

**Supporting Text**

**10.38** The NPPF seeks to conserve and enhance the natural, built and historic environment and in doing so protects new and existing development from contributing to and/or being put at risk from unacceptable levels of pollution.

**10.39** This policy is intended to aid in promoting good quality of life for all land users, by managing the effects of development and requiring developers to undertake appropriate assessments to understand the sources of pollution on and around the site, and their impacts on the site and surrounding uses. Such assessments can aid in guiding development to the least sensitive part of the site, and/or identifying suitable mitigation measures to alleviate the effects of pollution.

**10.40** There are existing regimes in place, though pollution control authorities (Environmental Health), and the planning system is not intended to replicate or control pollution in the same way as such regimes.

**10.41** Development must be compatible with neighbouring uses, particularly those in town/village centre locations and those venues which operate in the evening or night. Suitable mitigation must therefore be provided, in the form of good design (e.g. for proposed residential, the consideration of placement of bedrooms), and noise and odour reduction measures, depending on the proposed uses and surrounding existing uses (e.g. sound insulation in proposed residential units; odour minimisation for proposed food outlets near to residential properties). It is important that new development would not place unreasonable restrictions on existing businesses and community facilities.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**10.42** The Noise Policy Statement for England (2010)<sup>(40)</sup> seeks to avoid, mitigate and minimise the adverse impacts on health and quality of life arising from noise from new development and, where possible, encourages schemes which can contribute to improvements to amenity by using development to mitigate against existing impacts. It states that consideration should be given to whether or not a significant adverse effect is occurring or likely to occur; whether or not an adverse effect is occurring or likely to occur; and whether or not a good standard of amenity can be achieved. The Noise Exposure Hierarchy<sup>(41)</sup> set out in national planning practice guidance on noise can be used as a guide to determine whether noise is likely to be a concern.

**10.43** Rural and tranquil areas are more sensitive to disturbance from noise where the ambient noise levels are lower compared to urban areas. National policy specifies that planning policies should identify and protect areas of tranquillity which have remained relatively undisturbed by noise and are valued for their recreational and amenity value for this reason.

**10.44** The West Berkshire Landscape Character Assessment (2019) identifies that away from the towns and main roads, the majority of the District enjoys relatively high levels of tranquillity, whether through elevation and distance from large settlements, as is the case in the high downland areas, or as a result of containment from urbanising influences by strong woodland cover. Areas of tranquillity are shown in figure 3.6 of the Study and the document should be used to identify those areas with high levels of tranquillity.

**10.45** Light pollution (also known as obtrusive light) is caused by excessive artificial light being directed into the night sky. Outdoor lighting can cause intrusive and unnecessary light pollution in urban, suburban and rural areas, although it is in the open countryside that light pollution is most noticeable. The Landscape Character Assessment (2019) highlights that outside the main settlements and away from the M4 corridor the majority of the District enjoys dark or very dark night skies, with little light pollution. This is illustrated in figure 3.7 Dark Skies contained within the Assessment. Excessive artificial light at night is visually intrusive impacting on local amenity, intrinsically dark landscapes, nature conservation and can cause physiological problems, in addition to it being a significant waste of energy. It is therefore vital to ensure appropriate controls on external lighting to avoid or mitigate against these adverse effects. In considering development involving potentially adverse lighting impacts to wildlife the Council will expect surveys to identify movement corridors and ensure that these corridors are protected and enhanced.

**10.46** Applicants should be guided by and adhere to the guidance on lighting provided in the most up to date Institute of Lighting Professionals (ILP) guidance notes, alongside other relevant local and national documents including the North Wessex Downs AONB 'A Guide to Good External Lighting' (2021). The ILP note 'Reduction of Obtrusive Light' (2021)<sup>(42)</sup> identifies forms of obtrusive light which may cause nuisance to others, or adversely affect fauna and flora as well as waste money and energy. These are defined as:

- Sky Glow, which is the brightening of the night sky;
- Glare, the uncomfortable brightness of a light source when viewed against a darker background;
- Light spill, the spilling of light beyond the boundary of the area being lit, inclusive of light intrusion where this causes a nuisance to others.

The ILP Guidance identifies environmental zones and corresponding lighting environments. Table 5 sets out the ILP environmental zones for exterior lighting control and should be used to determine whether development proposals involving artificial lighting have a detrimental impact. The Lighting Appraisal should be assessed in accordance with the zone in which they are located (E1, E2, E3 or E4) on whether they have the potential to cause harm to the health or quality of life, or to affect biodiversity. Where an area to be lit lies within visual distance of the boundary between two zones then the obtrusive light values applicable to the most rigorous zone shall apply.

40 [Noise Policy Statement for England \(2010\)](#)

41 [Noise Exposure Hierarchy](#)

42 [Institute of Lighting Professional - Guidance Note 01/21 - Guidance Notes for the Reduction of Obtrusive Light \(2021\)](#)

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Table 6 ILP environmental zones for exterior lighting control**

Zone	Lighting Environment	ILP examples of types of environmental zones
<b>E1 - Natural</b>	Dark (SQM 20 to 20.5)	Relatively uninhabited rural areas, National Parks, Areas of Outstanding Natural Beauty, IDA buffer zones etc.
<b>E2 Rural</b>	Low district brightness (SQM ~15 to 20)	Sparsely inhabited rural areas, village or relatively dark outer suburban locations
<b>E3 Suburban</b>	Medium district brightness	Well inhabited rural and urban settlements, small town centres of suburban locations
<b>E4 Urban</b>	High district brightness	Town / City centres with high levels of night-time activity

**10.47** For development proposals which require a Lighting Appraisal this should set out how any proposed lighting will be energy efficient and dark sky compliant (where applicable), the light source and intensity being used, the luminaire design, height, and angle, light spill and times of operation.

**10.48** The reduction of light pollution should not compromise crime prevention and public safety and alternative technological solutions should be explored to ensure these elements are not compromised whilst also mitigating against obtrusive light.

**10.49** The use or storage of substances such as oils, fuels and chemicals pose a risk to watercourses and groundwater resources through surface water run-off, from leakage and inadequate storage measures. Where a development proposal poses a risk of contamination, remedial action will be necessary. To this end, appropriate conditions may be imposed requiring certain remedial measures prior to construction or appropriate design and wastewater management schemes. As a minimum, development proposals should ensure that in the future land will not be designated as contaminated land under Part IIA of the Environmental Protection Act 1990. Where development proposals pose a risk to the deterioration in water quality, the Council will seek the appropriate measures to ensure development does not compromise the objectives of the River Basin Management Plan and where possible, contributes to improvements to water quality status.

**10.50** This policy should be read alongside Policies SP2, SP3, SP7, SP10, SP11, DM3, DM6 and DM8.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM6****Water quality**

The water quality of West Berkshire District's waterbodies will be protected and enhanced. Any development (including infrastructure) that would have a direct or indirect impact on any water body will take account of the impact of their development on water quality. All development should demonstrate it satisfies the following criteria:

- a. That it causes no deterioration in the quality of waterbodies, surface and groundwater, nor that it will prevent future attainment of 'favourable condition' for Sites of Special Scientific Interest (SSSI) rivers, waterbodies or wetlands (as required by Wildlife and Countryside Act 1981 (as amended), or 'good status' for other waterbodies under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and Groundwater (Water Framework Directive) (England) Direction 2016 or subsequent amendment;
- b. That it contributes positively to the water environment and its ecology and delivers enhancements where waterbodies are not achieving 'favourable condition' for SSSI's or, good ecological or chemical status for non-SSSI waterbodies;
- c. If located within the hydrological catchments of the River Lambourn SSSI/SAC or River Test, development proposals will be required to demonstrate nutrient neutrality;
- d. Where proposals are not connecting to the sewer network and are within 500 metres of a SSSI an assessment of the risk to water quality will be required;
- e. That it contributes to the protection and enhancement of classified waterbodies identified by the Thames River Basin Management Plan objectives, covering the Thames and Chilterns South Catchment and Kennet Catchment;
- f. Proposals for built development will be required to be at least ten metres away from the top of the bank of the nearest watercourse or main river providing or retaining a natural or semi-natural habitat buffer; and
- g. How the proposal will support improving the status and overall health of the River Kennet and River Lambourn.

Where development is likely to have an adverse impact on water quality, a detailed water quality assessment will be required. The need for and the type of assessment will depend on the type or location of new development. Appropriate measures may be required to be undertaken by the developer to ensure that a proposed development does not contaminate surface or groundwater resources.

**Supporting Text****Water Framework Directive**

**10.51** The Water Environment (Water Framework Directive) (England and Wales) Regulations 2017(WFD) recognises that development near water bodies can affect their quality for human consumption and health and for their ecological value. It establishes a legal framework along with national implementation for the protection, improvement and sustainable use of the water environment. This includes lakes, streams, rivers, groundwater and dependent ecosystems.

**10.52** The primary policy document for the delivering the WFD is the Environment Agency's River Basin Management Plan (RBMP) for the Thames District that includes the Kennet and tributaries catchment and Thames and Chilterns South catchment in West Berkshire. Proposals will be expected to include sufficient information to demonstrate how they have taken into account the Thames River Basin Management Plan. Development can have a major impact on the water environment, and so needs to be controlled accordingly, delivering enhancements wherever possible. Development that would be likely to lead to deterioration in the overall status of a water body, or would prevent future attainment of good status, can only be permitted in exceptional circumstances as set out in regulations. This is a requirement of the WFD to prevent a deterioration in class of individual containments. The 'Weser Ruling' by the European Court of Justice in 2015 specified that individual projects should not be permitted where they may cause a deterioration of the status of a water body. If a water body is already at the lowest status 'bad', any impairment of a quality element was considered to be a deterioration. It is noted in the Water Cycle Study (Phase 2) (2021) that current emerging practice is that a 3% limit of deterioration is applied.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Protected sites

**10.53** Under Regulation 63 of the Conservation of Habitats and Species Regulations, 2017 (as amended) the Council has a legal duty to consider whether plans submitted to it for approval are likely to have significant effects on Habitats Sites. The Council may only agree to a plan or project after having ascertained that it will not adversely affect the integrity of the Habitats Site.

**10.54** The River Kennet is one of England's premier chalk streams. Much of its length is a Site of Special Scientific Interest (SSSI) on account of its chalk stream habitats and associated wildlife. One of its main tributaries, the River Lambourn, is also a SSSI and is designated as an internationally important Special Area of Conservation (SAC) under the Conservation of Habitats and Species Regulations, 2017 (as amended).

**10.55** Advice from Natural England, in March 2022, identified the River Lambourn SAC as being in unfavourable condition due to unnaturally high levels of phosphorus. Likewise, the Solent Maritime SAC is also in unfavourable condition due to excessive levels of nitrogen. The Solent receives water from the River Test the catchment for which extends into the district of West Berkshire.

**10.56** For development which may affect the integrity of Habitats Sites, Natural England has advised that certain types of new development should only be approved if it can be demonstrated that they are nutrient neutral.<sup>(43)</sup> The policy therefore makes clear that relevant proposals within the hydrological catchment of the River Lambourn SSSI/SAC and the River Test must demonstrate nutrient neutrality. These catchments are identified as Nutrient Neutrality Zones on the Policies Map. Relevant proposals are those which would:

- result in a net increase in population served by a wastewater system; or
- have the potential to release additional nitrogen or phosphorus into the surface or groundwater system.

**10.57** A case-by-case approach may need to be taken for some of these proposals and advice should be sought from the Council's ecologists at the earliest opportunity. Further detail will be set out in a forthcoming SPD.

**10.58** Where development may affect the integrity of a Habitats Site, a Habitats Regulations Assessment will be required to accompany a planning application. This will be expected to be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. It will be critical that any mitigation required is operational and in place prior to any nutrient pollution being discharged.

**10.59** Most foul water is removed from a development site by a mains sewer. However, where this is not the case, foul water is usually treated on site and then discharged either to ground to filter away from the site, or into a nearby watercourse. If the treated water flows towards a SSSI, it has the potential to impact on water quality sensitive features. The Environment Agency's publication 'General binding rules: small sewage discharge to a surface water' (2021) stipulates that the general binding rules cannot be met if the new discharge will be in or within 500 metres of a SSSI. If it is identified that a planning application could affect a protected site (other than outlined above) the potential impact on water quality will need to be investigated using the NPPF to find out how to assess planning proposals that affect protected sites and include a mitigation strategy which demonstrates how the applicant will reduce the negative effects of their proposal and show how they will implement risk reduction measures.

**10.60** The ecological status of the River Kennet and its tributaries is predominantly classified as moderate. Pollution from waste water and physical modifications to waterbodies are the main issues preventing good status under the Water Framework Directive. Abstraction is also a significant contributory factor. The ecological status of the Thames and Chilterns South is predominantly classified as moderate. Pollution from waste water, physical modifications to waterbodies and pollution from rural areas are the main issues preventing good status under the Water Framework Directive. Proposals which contribute to the protection and enhancement of the River Kennet and River Lambourn's overall health and improved status under the Water Framework Directive will be supported. Well-designed development will assist the conservation and enhancement of the biodiversity, landscape and recreational value of the watercourses whilst building climate resilience. Applicants must also have specific regard to Policy SP10 Green Infrastructure.

### Preservation of watercourses:

**10.61** The Strategic Flood Risk Assessment (2021) has identified that to enable the preservation of a watercourse corridor there should be no built development within 10 metres from the top of a Main River and recommends this buffer is applied to all watercourses. The built environment refers to any man made structure and also includes formal

<sup>43</sup> Using site specific nutrient calculators (phosphorus for the River Lambourn and nitrogen for the River Test catchment) to calculate the net nutrient (phosphorus or nitrogen) budget for the proposed development and demonstrating how any net increase will be mitigated to achieve nutrient neutrality.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

landscaping, sports fields, footpaths, lighting and fencing and the buffer should be maintained for native biodiversity.

This width of buffer allows for the enhancement of wildlife habitats, flood flow conveyance and future watercourse maintenance and/or improvement. It also ensures that the watercourse is buffered from land-based activities, reducing the levels of diffuse pollution reaching the watercourse.

### Protecting and improving the quality of water environments:

**10.62** Development should deliver opportunities to protect and improve the quality of the water environment, including such measures as:

- incorporating into all development proposals, green infrastructure and sustainable drainage systems (SuDS) (having regard to the West Berkshire Sustainable Drainage Systems Supplementary Planning Document 2018) in order to manage and treat surface water run off close to source and to minimise the risk from contaminants and sediment. Developments should allow sufficient shallow drainage areas if infiltration is to be used. The use of deep soakaways for infiltration (e.g. boreholes) are not a recognised SuDS solution and may be refused a permit. This is to protect groundwater quality;
- reducing the risk of discharges of surface waters to the sewerage network and of pollution, including groundwater infiltration, from treatment works, particularly within Drinking Water Safeguard Zones, Groundwater Source Protection Zones and Groundwater Vulnerability Zones and in proximity to, and downstream of, Special Areas of Conservation or Site of Special Scientific Interest;
- prioritising natural flood management over hard flood defences;
- protecting watercourses and wetland habitats along river corridors and where appropriate restore 'natural' systems, including de-culverting, restoring or re-profiling rivers and naturalising river banks;
- adopting water efficiency measures to reduce pressure from low water levels and flows;
- works to restore contaminated land where applicable;
- working with and taking opportunities identified by Catchment Partnerships and flood risk management authorities to inform development proposals.

### Wastewater

**10.63** Increased levels of development during the local plan period is likely to increase the discharge of treated wastewater from wastewater treatment works in West Berkshire. There is a potential for this to cause a deterioration in water quality in the receiving watercourses. Early engagement with Thames Water by developers should ensure that any development is aligned with existing capacity to serve the development or that the required upgrades to the wastewater infrastructure and sewage treatment are constructed prior to occupation of new developments. Land may need to be safeguarded to ensure that land required for water infrastructure in the future is not developed, preventing necessary upgrade.

This policy will be considered in conjunction with other policies in the LPR to ensure a comprehensive consideration of the water environment.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM7****Water Resources and Waste Water**

Development will be required to minimise water use and aim to be water-neutral as far as practicable by incorporating appropriate water efficiency and water recycling measures. A collaborative approach is encouraged between the Council, statutory agencies, water companies and site promoters/developers to promote innovation in water efficiency and re-use within and outside of dwellings and commercial buildings, including demand reduction to improve longer term water resilience. Liaison with other local authorities is expected where relevant.

Development will be required to be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. All new residential developments (including replacement dwellings) will meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, as set out in Building Regulations part G2. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.

New or replacement non-residential development of 1000sqm gross floor area or more will meet BREEAM 'excellent' standards for water consumption [with at least a 40% improvement in water consumption against the baseline performance of the building, unless demonstrated not to be practicable.

Both of the above apply unless it can be demonstrated that it would not be feasible on technical or viability grounds. Where subsequent national standards exceed those set out above, the new national standards will be applied.

Development proposals should satisfactorily demonstrate the following criteria:

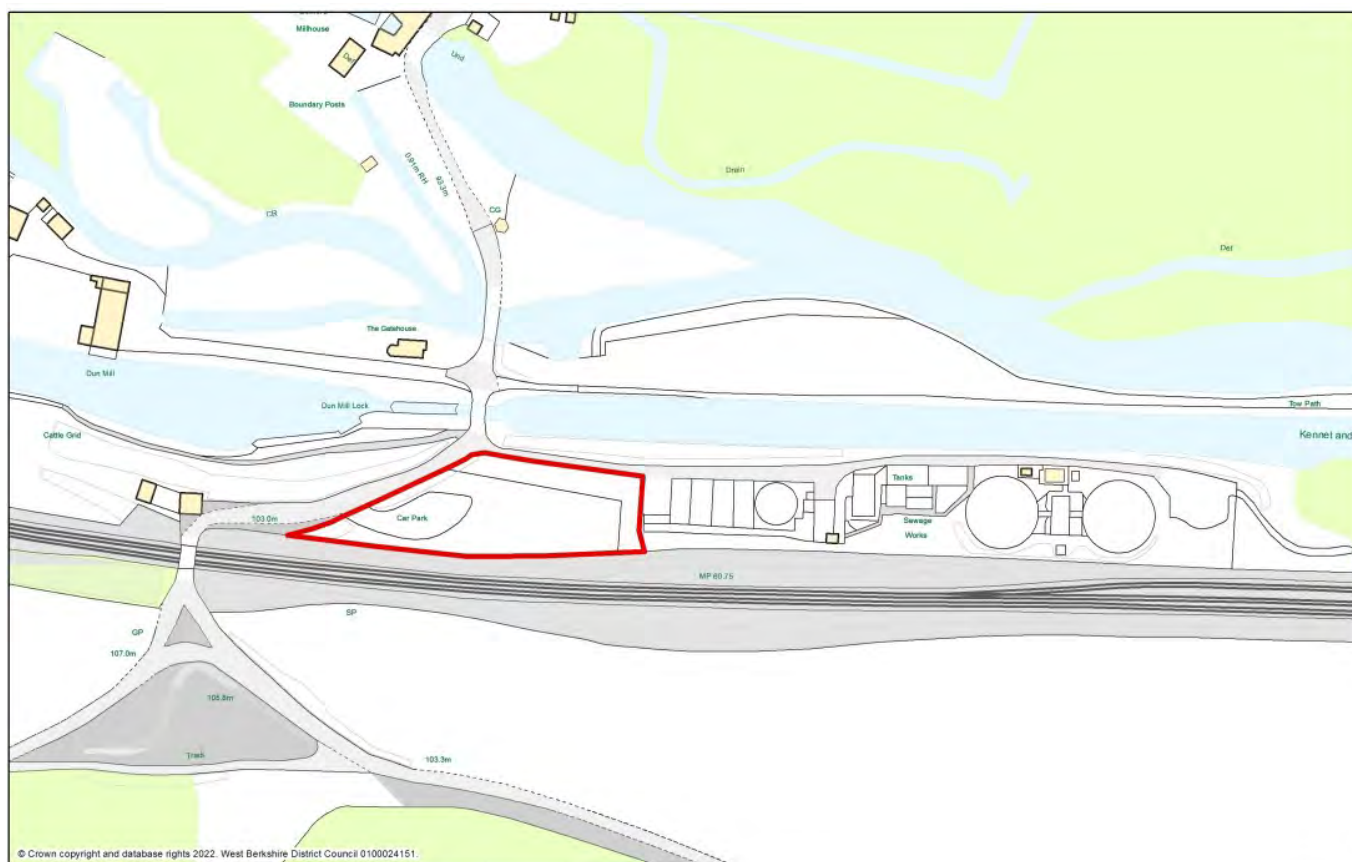
- a. There is adequate water supply and waste water treatment infrastructure capacity resources are available, or can be provided, to support the development proposed at the time of occupation, and will be safeguarded from the potential impacts of development;
- b. Efficient use of water is made through recycling measures such as rainwater harvesting and grey water recycling;
- c. Foul water treatment and disposal of adequate design and capacity already exists or can be provided in time to serve the development ensuring that the environment and amenity of local residents are not adversely affected;
- d. Foul water flows produced by the development will be drained separately from surface water run off to a suitable point of connection to a public foul sewer or, for non mains drainage proposals, where there would be no detrimental impact on the environment;
- e. Suitable land and access is safeguarded for the maintenance and treatment of water resources and wastewater, flood defences and drainage infrastructure; and
- f. It will not adversely impact the water quality, ecological value or drainage function of water bodies in the District, including any adverse impacts on Source Protection Zones (SPZ).

Development which would overload available facilities and create or exacerbate problems of flooding or pollution will not be permitted. Where upgrades to water supply and waste water are required consideration should be given to phasing the development so that the necessary infrastructure is in place.

The West Berkshire Phase 2 Water Cycle Study (2021) identifies that land adjacent to the Hungerford Waste Water Treatment Works (as shown on the plan below), will need to be safeguarded to enable upgrades to the Waste Water Treatment Works to serve future growth.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Area for safeguarding at Hungerford Waste Water Sewage Treatment Works****Supporting Text**

**10.64** A comprehensive and integrated approach to the conservation and management of our precious water resources is needed to ensure well designed development is delivered in accessible locations in an environmentally sensitive way. West Berkshire lies within one of the driest part of the country. A growing population and number of households within the District and its primary Water Resource Zone in the Kennet Valley, alongside growth within the neighbouring Thames water resource zones will place demand pressures on the sustainable supply of water. The Thames Water Resources Management Plan (2019) sets out their understanding of population growth, drought, environmental obligations and climate change, and how it will provide a secure and sustainable supply of water to its customers over the next 80 years. The Plan includes a number of measures that are intended to reduce the amount of water needing to be put into the supply, and for the remaining sources of supply, taking measures to improve habitats and avoid environmental degradation. Thames Water predict that there will be a substantial shortfall between the amount of water available and the amount we need in the next 25 years and in the longer term if action isn't taken.

**10.65** Furthermore the amount of available water will be affected by climate change through changing weather patterns and more extreme weather events such as storms, floods and drought. In taking water from rivers and aquifers, their value to the natural environment and people's enjoyment must not be compromised but improved and sustained.

**10.66** Most of the water is abstracted from groundwater aquifers supported by some river extraction, notably the Rivers Kennet and Lambourn. Most is to satisfy public water supply but a significant proportion is supplied for private supply including agricultural land management, and electricity and industry. Thames Water supplies all of West Berkshire and is classified as being in a 'seriously water stressed' area in the Environment Agency Water Stressed Areas Classification 2021. All developments should implement the highest standards of water efficiency and infrastructure in order to place no additional pressure on water scarcity and quality in the river basin catchments of the Kennet and its tributaries and of the Thames and Chilterns South. Efficiency measures will also contribute to the reduction of greenhouse gas emissions including those associated with water treatment and taking pressure off wastewater treatment works.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**10.67** Contamination of land or groundwater can result from land formerly used for development or inappropriate uses and/or water management techniques. Land formerly used for industrial or waste management purposes could contain contaminants which can escape from the site and result in water pollution or pollution of nearby land. National policy reaffirms that where a site is affected by contamination, responsibility for securing a safe development rests with the developer and/or landowner, through appropriate remediation. Groundwater Source Protection Zones (GSPZs) are protect areas of groundwater used for drinking water. There are a number of SPZs within the District; depending on the type and location of development in proximity of the SPZs only certain types of SuDS may be appropriate and will need to be agreed with the Environment Agency.

**10.68** One way in which this can be achieved is by reducing the water demand from new houses through to achieving “water neutrality” in a catchment by offsetting a new development’s water demand by improving efficiency in existing buildings. The definition of ‘water neutrality’ adopted by the government and Environment Agency is ‘For every development, total water use in the wider area after the development must be equal to or less than total water use in the wider area before development’. In essence, water neutrality is about accommodating growth in a catchment without increasing overall water demand. Water neutrality can be achieved in a number of ways:

- Reducing leakage from the water supply networks
- Making new developments more water-efficient
- Offsetting’ new demand by retrofitting homes with water-efficient devices
- Encouraging existing commercial premises to use less water
- Implementing metering and tariffs to encourage the wise use of water
- Education and awareness-raising amongst individuals

**10.69** As set out in government guidance the Council has the option to set additional technical requirements in the Local Plan on exceeding the minimum standard required by the Building Regulations relating to water efficiency. There is a clear local need for the tighter requirement of 110 litres per person per day due to West Berkshire falling within an area classed as being under serious water stress by the Environment Agency (2021) Water stressed areas – 2021 classification and is supported by the Water Cycle Study Phase 2 (2021).

**10.70** Developers will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals. This could be through a Utilities Assessment which includes demonstrating that there is adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development. Necessary improvements to sewerage water treatment infrastructure will be programmed by the water companies and need to be completed prior to occupation of the development. This is to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses. In some circumstances this may make it necessary for developers to arrange for appropriate studies to ascertain whether the proposed development will lead to the overloading of existing local infrastructure. Where there is a capacity problem in the local network developers will be expected to requisition or otherwise fund local infrastructure improvements.

**10.71** Early engagement with Thames Water should ensure that any development is aligned with existing capacity to serve the development or that the required upgrades to the water supply network, wastewater infrastructure, sewage treatment upgrades are constructed prior to occupation of new developments. Land may need to be safeguarded to ensure that land required for water infrastructure in the future is not developed, preventing necessary upgrade. This is supported by the West Berkshire Water Cycle Study (Phase 2) (2021) which highlights that development in areas where there is limited wastewater network capacity will increase pressure on the network, increasing the risk of a detrimental impact on existing customers, and increasing the likelihood of sewer flooding. To overcome this early engagement with Thames Water is required, and further modelling of the network may be required at the planning application stage. The Study highlights that three waste water treatment works within West Berkshire are predicted to, or already exceeding their flow permit during the plan period this includes; Chieveley, Hungerford and Newbury. In order to allow for water and wastewater infrastructure delivery national planning guidance stipulates that phasing new development should be considered to ensure that the ‘infrastructure will be in place when and where needed’. As the Water Cycle Study (Phase 2) (2021) is showing the need for upgrades it may be necessary for development to be phased in West Berkshire to allow for the delivery of this infrastructure.

**10.72** This policy will be considered in conjunction with other policies in the LPR to ensure a comprehensive consideration of the water environment.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM8****Air Quality**

Development will be required to maintain, and where possible, improve air quality and reduce exposure to areas of poor air quality. Development will be supported where it does not lead to adverse effects on health or the environment either from the development itself or cumulatively.

Taking account of the end-use and nature of the area and application, the proposal should demonstrate that the development satisfies the following criteria:

- a. It has no adverse effect on air quality in an Air Quality Management Area (AQMA);
- b. It will not lead to the declaration of a new AQMA;
- c. It will not interfere with the implementation of current Air Quality Action Plans (AQAP);
- d. It is not in proximity to a source of air pollution which could present a significant risk to human health;
- e. It does not expose occupiers who are particularly sensitive to air pollution, such as those in schools, health care establishments or housing for older people;
- f. It is not in proximity to a source of air pollution which could present a likely significant effect/ risk on/to the qualifying features of a site designated for its wildlife habitat and species importance;
- g. It will minimise the impact on air quality, both during the construction process and lifetime of the completed development; and
- h. It provides opportunities to improve air quality, reduce airborne emissions, and where necessary mitigates impacts, including measures such as the provision and enhancement of green infrastructure, active travel, and other traffic and travel management.

An Air Quality Assessment (AQA) carried out in accordance with the relevant national standards and guidance will be required by the Council where development proposals meet one of the following criteria:

- i. The development has the potential to impact on air quality within an AQMA, either on its own or having regard to cumulative planned developments;
- ii. The development has the potential to impact on air quality where there are concerns that an air quality objective might be exceeded, either on its own or having regard to cumulative planned developments;
- iii. The development involves more than 100 parking spaces outside an AQMA, or 50 parking spaces within or close to an AQMA;
- iv. The development has the potential to increase heavy goods vehicle movements on a busy (greater than 10,000 Annual Average Daily Traffic (AADT) movements) or congested road near to sensitive receptors;
- v. Development involving larger scale energy/heating plant with the potential to impact on sensitive receptors e.g. solid fuel plant and short term operating reserve sites; or
- vi. Development introducing a new sensitive receptor within an AQMA or in close proximity to an AQMA.

A Habitats Regulations Assessment, will be required by the Council to establish whether a development could present a likely significant effect/ risk on/to the qualifying features of a site designated for its international importance for biodiversity.

**Supporting Text**

**10.73** Air quality is the largest environmental health risk in the UK. It shortens lives and contributes to chronic illness. Health can be affected both by short-term, high-pollution episodes and by long-term exposure to lower levels of pollution (*Source: Clean Air Strategy 2019*). Air pollution has direct and indirect impacts on the natural environment, contributing to climate change and affecting habitats and species, through plant take up and nitrogen and acid deposits on the ground and water sources.

**10.74** The air quality in West Berkshire is predominantly good although the major source of air quality pollutants in the area is from road transport and there are specific areas where air pollution exceeds the levels set by European and UK regulations. For this reason, the Council has declared two Air Quality Management Areas (AQMAs), which relate to elevated levels of nitrogen dioxide (NO<sub>2</sub>). These are located at Newbury and Thatcham. The adjoining urban areas of Reading town centre is also designated an AQMA. Development proposals located within these areas will

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

need to demonstrate how they take into account the Council's Air Quality Action Plan and so early engagement with the Council's Air Quality Officer is encouraged to help ensure the approach taken is acceptable. The developer will also have to prove to the Council that the proposals will not create an AQMA or be detrimental to the current AQMAs.

**10.75** West Berkshire Council is a member of the Public Protection Partnership with Bracknell Forest and Wokingham where data and information about air quality in these parts of Berkshire is pooled and shared. The emerging Policy Guidance: Planning for Air Quality (including Good Design, Emissions Mitigation Assessments and Air Quality Assessments) being prepared by the Partnership will set the requirements for the consideration of air quality in proposals for new development. National guidance has been produced by Environmental Protection UK and the Institute of Air Quality Management.

**10.76** Planning has an important influence on air quality and also, therefore, the health of humans and ecosystems. It can be used to locate development to reduce emissions overall and reduce the exposure of people to air pollution. Where necessary, appropriate mitigation measures will be required and these will vary on a case by case basis but can include simple measures designed into the scheme from the outset. The Council will utilise the emerging Policy Guidance: Planning for Air Quality (including Good Design, Emissions Mitigation Assessments and Air Quality Assessments) prepared by the Public Protection Partnership to aid the assessment of applications, development proposals which incorporate good design principles to minimise emissions and impacts on air quality will be supported. Other mitigation measures may include incorporating active travel, traffic management or well-designed green infrastructure which can offer significant physical health benefits and equality via improved air quality, if planned and designed correctly, through reducing the public's exposure to pollutants. The aims of improving air quality and the natural environment in addition to reducing exposure to air pollution have been woven into the LPR to achieve sustainable development and applicants should have regard to the following Policies SP5, SP7, SP10, SP11, SP23, DM3, DM4 and DM5. Proposed development allocations have been located where possible, to minimise the need to travel and promote sustainable modes of transport and the individual strategic and residential site allocation policies have regard to air quality.

**10.77** The NPPF states that the planning system should contribute to and wherever possible enhance the natural and local environment. Specifically, planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for air pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and Clean Air Zones, and the cumulative impacts on air quality from individual sites in local areas.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM9****Conservation Areas**

Proposals for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, will be required to assess and clearly demonstrate how the special character, appearance and significance of the Conservation Area will be preserved or enhanced. Proposals will be determined in accordance with Policy SP9 and will be sensitively designed to satisfy the following criteria:

- a. To respect the overall settlement pattern and its setting as part of the wider landscape;
- b. To reflect the form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment, including historic street patterns and their setting;
- c. To ensure the scale, height, form, massing, and alignment respects the historic and architectural character, including roofscapes of the area, the relationship between buildings and the spaces between them;
- d. To ensure the nature and quality of materials are appropriate to the locality and complement those of the surrounding area;
- e. To respect locally distinctive design details that contribute to the area's character such as traditional frontage patterns, vertical or horizontal emphasis, pattern of fenestration, window and door detailing, shopfronts, advertisements, historical or traditional street furniture, traditional surfaces, and boundary treatments;
- f. To ensure buildings and streets of townscape character, trees, open spaces, walls, fences or any other features are retained where they contribute positively to the character and appearance of the area;
- g. To ensure it does not generate levels of traffic, parking or other environmental problems which would result in substantial harm to the character, appearance or significance of the area; and
- h. That the use is appropriate to and compatible with the character, appearance and historic function of the area.

Proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the special character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:

- i. The condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its significance and to the value derived from its continued use, is such that repair is not practical; or
- ii. The replacement would make an equal or greater contribution to the character and appearance of the Conservation Area.

Where development is acceptable, a record of the current site, building or structure and its context will be required, prior to or during development or demolition, in accordance with an approved Written Scheme of Investigation.

Plans for redevelopment or re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.

**Supporting Text**

**10.78** The purpose of this policy is to set out more detailed criteria for development proposals affecting Conservation Areas.

**10.79** A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Listed Building and Conservation Areas Act, 1990). Preservation in this context means not harming the interest in the Conservation Area, as opposed to keeping it utterly unchanged.

**10.80** The special character and appearance of a Conservation Area can be derived from many different aspects including its physical features, spaces, landscape, views, the uses of an area, and the relationship between these elements. Other aspects of character may be more intangible perceptions of a place, such as historical or cultural associations with a place or building. Others may be relatively ephemeral or transitory, such as the smells and sounds associated with specific activities, which may occur only at certain times of the day or year.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**10.81** The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the District's 53 Conservation Areas. As part of this duty and as part of its strategy to maximise opportunities for the conservation and enjoyment of the historic environment the Council is undertaking a phased programme of Conservation Area Appraisals (CAAs), in partnership with the West Berkshire Heritage Forum. As well as helping to define what is special about a particular Conservation Area, the project will provide local communities with an understanding of how and why Conservation Area status is appraised, designated, and applied in future development and conservation management decisions. This will help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage. The project has involved the setting up of a Conservation Area Working Group, which has developed a 'Toolkit', which contains a variety of guidance, list of resources, and an appraisal report template, to assist parish councils and volunteers in undertaking a Conservation Area Appraisal and Management Plan.

**10.82** The NPPF clarifies that not all elements of a Conservation Area will necessarily contribute to its significance. Therefore, where a building (or other element) does not make a positive contribution to the heritage significance of the area, the loss of that building or feature should be treated as less than substantial harm or no harm. In these cases the level of harm should be weighed against the wider benefits of the proposal including the potential to enhance or reveal further the heritage significance of the area.

**10.83** Demolition is only desirable where the building or structure involved does not make a positive contribution to the area and demolition of certain buildings/structures and/or demolition of the whole or substantial part of any gate, fence, wall or other means of enclosure in a Conservation Area still requires planning consent. Information regarding the condition of the building should be based on a sound structural survey carried out by a chartered civil or structural engineer

**10.84** High standards of maintenance and repair are encouraged in Conservation Areas. In cases where disrepair is severe, the Council may consider serving a Section 215 or Urgent Works Notice requiring work to be carried out.

**10.85** The Council would be supportive of proposals that would improve upon the condition of heritage assets that are identified as being at risk of being lost as a result of neglect, decay or inappropriate development, as long as it can be demonstrated that there would be no resultant harm to their setting or their significance.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM10****Listed Buildings**

Proposals for development affecting a Listed Building and/or its setting will be determined in accordance with Policy SP9 and will be required to clearly demonstrate:

- a. Why the proposed development and related works are desirable or necessary; and
- b. How the significance of the Listed Building and/or its setting will be preserved.

Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.

Development will not be permitted if it would:

- i. Adversely affect the character, scale, proportion, design, detailing, or materials used in the Listed Building; or
- ii. Result in the loss of/or irreversible change to original features or other features of importance or interest; or
- iii. Harm the setting of the Listed Building.

In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to any of the following:

- iv. Removal of original walls, stairs, or entrances, or subdivision of large interior spaces;
- v. Removal, alteration or replacement of structural elements including walls, roof structures, beams and floors;
- vi. Removal, alteration or replacement of original or historic features such as windows, doors, fireplaces and plasterwork;
- vii. Repairs or alterations involving materials, techniques and detailing inappropriate to the Listed Building;
- viii. The unnecessary replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
- ix. Extensions to the principal elevation/s of the Listed Building;
- x. The installation of satellite antennae, solar panels or other renewable energy features that are sited in a prominent location, either on the Listed Building, or within its curtilage; or
- xi. The removal of historic boundary treatments;

unless justified to the satisfaction of the Council, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:

- Less than substantial in terms of impact/harm on the character and significance of the Listed Building and its setting; and
- Is off-set by the public benefit from making the changes, including enabling optimal viable use, and net enhancement to the Listed Building and its setting. Clear justification for this harm should be set out in full in the Statement of Heritage Significance accompanying the proposals.

Where change to a Listed Building is acceptable, provision for appropriate recording will be required in accordance with a Written Scheme of Investigation approved in writing by the Council prior to any works commencing.

**Supporting Text**

**10.86** The purpose of this policy is to set out more detailed criteria for development proposals affecting Listed Buildings.

**10.87** Buildings and structures are listed in recognition of their special architectural or historic interest and any works which affect their character require Listed Building Consent. The NPPF makes clear that substantial harm to or loss of grade II Listed Buildings should be exceptional and for grade II\* and grade I Listed Buildings it should be wholly exceptional.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**10.88** Within West Berkshire there are approximately 1900 Listed Buildings, varying in age, character and size. Not all are actually buildings: structures such as milestones, war memorials, gate piers and walls are included. The oldest buildings are parish churches and the castle at Donnington, whereas the most recently constructed are associated with the Cold War at Greenham Common airbase. Architectural styles vary from the vernacular (particularly using timber framing, thatch and local bricks) to the polite examples of gentry houses. West Berkshire is rich in agricultural buildings; almshouses and canal locks and bridges are also well represented in the List. The majority of properties which are listed are private dwellings.

**10.89** One of the principal aims of listing is to prevent alterations that are detrimental to the special character of the designated asset, including the interior of buildings. Listed Buildings are a finite, non-renewable resource, which in many cases are highly fragile and vulnerable to damage and destruction, as once historic fabric is removed or altered it is lost forever. It is therefore important that they are protected through the planning system. The setting of a listed building is also important and proposals that detract from the setting will be resisted. The Council will not grant consent for the demolition of a listed building other than in the most exceptional circumstances and applicants will need to demonstrate that every effort has been made to keep the building.

**10.90** It is a statutory requirement for local planning authorities to have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

**10.91** The Council will seek solutions for assets at risk of loss or harm through decay, neglect or other threats. This will be pursued through proactive discussion with owners and a readiness to engage with development proposals with the potential to secure repair and continued maintenance. Where appropriate the Council may resort to the use of its statutory powers, Urgent Works or Repair Notices, to arrest decay of the asset.

**10.92** Applications for development or other work affecting a Listed Building will be expected to show why the works are desirable or necessary. The development might be related to the Listed Building and curtilage itself or could be separate but still affect its setting. The applicant should therefore provide a thorough but proportionate assessment of the architectural or historic significance of the Listed Building, its features and setting in accordance with policy SP9. This will include taking a whole building approach to retrofitting energy efficiency measures in accordance with the current guidance published by Historic England. The Statement of Heritage Significance will both inform the design proposals and reach a planning decision. Information should include appropriate floor plans, elevations, sections and details (at an appropriate scale); specifications, providing information on proposed materials and detailing, and (where external work is involved) plans and elevations showing the context of the Listed Building. It should also include research into the evolution of the building as originally built and subsequently altered, with the presumption that where unfortunate/inappropriate changes have occurred, the opportunity will be taken to rectify them, in order to strengthen the building's significance.

**10.93** In terms of appropriate uses for historic buildings, the best use is very often that for which they were designed. However, without appropriate uses to fund their long-term maintenance and repair, they can be at considerable risk. Whilst adaptation to a new use can pose a threat, new commercial, residential or other uses that enhance their historic character and significance are encouraged.

**10.94** Conversion of non-residential Listed Buildings to residential use can often pose many challenges. For example, where there are large open internal spaces (e.g. in barns and chapels) they would need to be sub-divided to achieve residential use, and this can often destroy the character of the building. However, virtually any conversion of a Listed Building from its original use involves some loss of character. Where conversion is accepted, the types and levels of use of the building itself or its setting will be strictly controlled to minimise any loss of character. Domestication of outside areas with gardens, washing poles and new outbuildings for instance is often wholly inappropriate because it would fail to conserve and enhance the heritage asset and such domestication cannot always be controlled through planning conditions. Where proposals would fail to conserve and enhance the heritage asset an alternative scheme should be sought.

**10.95** Some alterations to Listed Buildings are not classed as 'development' and may not require planning permission. However, most works to Listed Buildings, for example internal alterations and minor external works will require Listed Building Consent. Where planning permission is required for works to a Listed Building there is always a requirement to obtain Listed Building Consent as well. In these cases, both should be applied for concurrently. The impact of 'development' on features separately considered under Listed Building Consent can be a reason for refusal of planning permission.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM11****Non-designated Heritage Assets**

Proposals for development affecting buildings, monuments, sites, places, areas or landscapes identified as being non-designated heritage assets will be determined in accordance with Policy SP9. Proposals should satisfy the following criteria:

- a. Demonstrate a clear understanding of the significance of the asset and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;
- b. Be undertaken in a sympathetic manner using high quality design; and
- c. Have particular regard to all of the following characteristics, depending on the type of asset affected:
  - i. Its historic character and appearance;
  - ii. Its scale, proportion, design, historic fabric, detailing and materials;
  - iii. Ensuring there is no unacceptable level of loss, damage or covering of original features;
  - iv. The layout, boundary features and setting of the asset, including key views into, through or out of it;
  - v. Ensuring development is appropriate and sympathetic to its setting in terms of height, massing, density, materials and night and day visibility;
  - vi. The conservation of both human-made and natural features of architectural, archaeological, artistic and historic interest within it and the requirement to record such features on the Historic Environment Record;
  - vii. Its biodiversity interest;
  - viii. Any disturbance which could harm its archaeological potential;
  - ix. The integrity of the landscape;
  - x. The cumulative impact of successive small scale changes; and
  - xi. The enhancement of existing public access and interpretative opportunities.

**Supporting Text**

**10.96** The purpose of this policy is to set out more detailed criteria for development proposals affecting non-designated heritage assets.

**10.97** Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets or which have not yet been assessed for national designation. Designated assets only make up a small percentage of the nation's heritage; the vast majority of archaeological sites for example are not on the National Heritage List for England. However, non-designated heritage assets make an important regional and local contribution to the character and appearance of the towns, villages and specific areas within the District, and play a key role in reinforcing a sense of local identity and distinctiveness in the historic environment. The value of such assets can be due to their integral archaeological, architectural, artistic or historic interest, their significance as part of a wider group, or their role in the social or economic development of the settlement or area in which they are located.

**10.98** The importance of particular sites, landscapes, buildings, structures and monuments to the communities of West Berkshire may be demonstrated by their inclusion on the West Berkshire Local List of Heritage Assets or their identification in neighbourhood plans and other area appraisals. However the absence of any particular heritage asset from the Local List does not necessarily mean that it has no heritage value, it may simply be that it is yet to be identified. Whilst the Local List is the most proactive way of identifying non-designated heritage assets, national planning guidance is clear that, when considering development proposals, the Council should establish if any potential heritage asset meets the definition of a non-designated heritage asset at an early stage in the process.

**10.99** A wide variety of assets have been identified in the [West Berkshire Local List of Heritage Assets](#) with examples including:

- Pangbourne Police Station
- Several C18th/C19th cast iron water pumps located along the A4 Bath Road

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

- Church and Childs Almshouses in Newtown Road, Newbury
- Wooden turnstile at entrance to The Cliffs from Church Street, Kintbury

**10.100** The West Berkshire Historic Environment Record (HER) also includes hundreds of entries of heritage interest which are characteristic of the area, many of which might also be candidates for the Local List of Heritage Assets including:

- Historic farmhouses, barns, cartsheds, granaries and stables
- Farm labourers' cottages and gate lodges relating to rural estates
- 19<sup>th</sup> and early 20<sup>th</sup> century village schools and parish halls
- Buildings linked to important local industries such as brewing, brickmaking and smithing
- Non-conformist chapels, places of worship associated with other denominations and more modern churches as well as vicarages, manses and lych gates
- 20<sup>th</sup> century military remains such as First and Second World War pillboxes, gun emplacements, Cold War structures, evidence of peace camps and commemorative monuments
- Structures relating to transport routes such as bridges, guide posts and boundary markers
- built elements of the Kennet & Avon Canal not already on the National Heritage List for England
- Structures and earthworks found along historic routeways
- The battlefield of the Second Battle of Newbury 1644
- Landscaped parks and gardens around past or present country houses such as those at Chilton, Culverlands, Denford, Elcot, Hungerford, Midgham, Padworth, Sulhamstead House, Welford, West Woodhay, Wokefield, Woolhampton and Woolley.
- Municipal parks and areas of open space such as Victoria Park in Newbury.
- Features on registered and non-registered common land, both those relating to its use by commoners and relict monuments that have survived due to the lack of development.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM12****Registered Parks and Gardens**

Proposals for development that could affect designed landscapes identified on the 'Register of Historic Parks and Gardens of Special Historic Interest in England' (Registered Parks and Gardens) will be required to be sensitively designed and clearly demonstrate that great weight has been given to the conservation and significance of the asset and its setting in accordance with Policy SP9. Particular regard will be given to the following criteria:

- a. Its historic character and appearance;
- b. The integrity of the landscape;
- c. Prevention of the sub-division of the landscape;
- d. The cumulative impact of successive small scale changes;
- e. The conservation of both human-made and natural features of architectural, archaeological, artistic and historic interest within it and the requirement to record such features and deposit the evidence with the Historic Environment Record;
- f. Its biodiversity interest; and
- g. The setting, including key views into, through, or out of the park or garden, particularly those which are an integral part of the design.

Depending upon the size of the historic park or garden, its current condition, the level of change proposed, and the complexity of the site, the Council may require an appropriate Conservation Management Plan (CMP). The CMP should provide a comprehensive review of the history and development of the site, its current condition and use and the constraints and opportunities that will influence its management, together with a clear plan to for its holistic management over the longer term.

**Supporting Text**

**10.101** The purpose of this policy is to set out more detailed criteria for development proposals affecting historic designed landscapes that are nationally designated as Registered Parks and Gardens. It recognises the value of these designed landscapes and aims to protect them from development that would be harmful to their character or setting.

**10.102** Historic parks and gardens are a fragile and finite resource, and can easily be damaged beyond repair or lost forever. As designed landscapes they differ from other heritage assets because:

- they often cover large areas of land, sometimes in different ownerships;
- their structure is based on a range of both natural and human-made features of historic significance such as lodges and gates, walls, hedges, walks and drives, parkland, ha-has, pleasure grounds, formal and informal planting, woodland and agricultural land, kitchen gardens, water features and garden buildings and ornaments. Some of these features may also be protected in their own right as listed buildings, scheduled monuments or through Tree Preservation Orders;
- they can have high biodiversity value; and
- each park or garden is a reflection of its location and due to natural growth or deliberate alteration, is a dynamic entity that changes over time.

**10.103** Applications within or adjoining historic parks and gardens will therefore be expected to protect the special features, historic interest and setting of the designed landscape.

**10.104** Historic England compiles a Register of Parks and Gardens of Special Historic Interest in England (National Heritage Act 1983) which forms part of the National Heritage List for England. The main purpose of the register is to identify historic parks and gardens that are of importance, in the national context, to England's cultural heritage, and to encourage their appreciation, maintenance and enhancement. In 2020 there are currently twelve Registered Parks and Gardens of Special Historic Interest that fall completely within West Berkshire, three at Grade II\* and nine at Grade II. There are also two in Wiltshire and Oxfordshire that have elements which cross the county boundaries. Several such as Aldermaston Court and Hamstead Marshall evolved from medieval deer parks; many were created as designed landscapes around country houses, particularly in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Basildon Park and Purley Hall are examples of these. The avenues and compartments of the formal garden around Inkpen House survive; at Shaw House there is a raised garden walk and planting that may date back to the 1600s. West Berkshire's position



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

on the coaching route between London and Bath played a part in the creation of some estates. Benham Park and Sandford Priory were landscaped by Capability Brown and one garden at Folly Farm was created in the early 20<sup>th</sup> century by garden designer Gertrude Jekyll.

**10.105** Inclusion on the register does not provide statutory protection, nor does it imply any additional powers to control development. However, the historic interest of a park or garden is a material planning consideration when determining planning applications within or adjoining registered parks and gardens. The NPPF makes clear that substantial harm to or loss of grade II Registered Parks and Gardens should be exceptional and for grade II\* and grade I Registered Parks and Gardens it should be wholly exceptional.

**10.106** There are also historic parks and gardens of more local interest, which, whilst not on the register, are of sufficient quality to warrant their protection when considering development proposals. As non-designated heritage assets these will therefore be considered under Policy DM12.

**10.107** The policy emphasises that a holistic approach will be taken to understanding the potential impact of development proposals on the setting of Registered Parks and Gardens. Historic designed landscapes have their own qualities and cultural attributes which set them apart from other open or amenity spaces and consideration of their setting is important. Whilst they themselves often provide the setting for a large number of historic buildings, the actual setting of the designed landscapes can often include land, topographic features or structures that extend some distance from the park or garden. Views in and out of designed landscapes were important features particularly in the 17<sup>th</sup> and 18<sup>th</sup> century for instance. In many instances there is an overlap with Conservation Areas. Parks often contain archaeological earthworks and cropmarks, either relating to earlier use of the designed landscape, such as mottes and park pales, or as unrelated features that have survived within the uncultivated land. The parks that include historic churches like Wasing and Englefield are also likely to have once contained villages that were shifted during emparkment to outside the boundaries. Donnington Grove encompasses the listed 14<sup>th</sup> century Donnington Castle and its surrounding scheduled Civil War star fort as well as part of the non-designated site of the Second Battle of Newbury 1644.

**10.108** The policy makes clear that for some proposals the Council may require a Conservation Management Plan (CMP). CMPs are valuable tools for developing informed long term management strategies for historic designed landscapes which help prevent inappropriate ad hoc changes that may be detrimental to the historic character of the park or garden.

**10.109** The Council will consult [Historic England](#) on applications for development likely to affect a Grade I or II\* Registered Park and Garden. [The Gardens Trust \(formerly known as The Garden History Society\)](#) is the statutory consultee for all applications for planning permission likely to affect any park or garden on the Register; The Berkshire Gardens Trust as the local county organisation will also be consulted.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM13****Registered Battlefields**

Proposals for development that could affect the Registered Battlefield(s) in Newbury will be required to be sensitively designed and clearly demonstrate that great weight has been given to the conservation and significance of the asset and its setting in accordance with Policy SP9. Particular regard will be given to the following criteria:

- a. Its historic open character and appearance;
- b. The topographical integrity of the landscape;
- c. Any disturbance which could harm its archaeological potential;
- d. The prevention of the sub-division of the landscape;
- e. The cumulative impact of successive small scale changes;
- f. The conservation of both human-made and natural features of archaeological and historic interest within it and the requirement to record such features and deposit the evidence with the Historic Environment Record;
- g. Minimising the impacts from development in its rural setting and along the urban edge of Newbury by ensuring the design is appropriate and sympathetic to its setting in terms of height, massing, density, materials and night and day visibility;
- h. The provision of new landscape planting where appropriate to maintain and enhance the level of screening/filtering of built development especially on the urban edge of Newbury from views within and surrounding the Registered Battlefield; and
- i. The enhancement of existing public access and interpretative opportunities.

Proposals for development in previously undisturbed areas within the Registered Battlefield and its setting should be subject to appropriate archaeological assessment.

**Supporting Text**

**10.110** The purpose of this policy is to set out more detailed criteria for development proposals affecting Registered Battlefields.

**10.111** Since 1995 Historic England has compiled a Register of Historic Battlefields, designated because of their special historic interest; they are designated heritage assets of the highest significance. Inclusion on the Register does not provide statutory protection, however, the historic and archaeological interest of a battlefield is a material planning consideration when determining planning applications within or adjoining Registered Battlefields. Furthermore the National Planning Policy Framework makes it clear that substantial harm to or loss to Registered Battlefields should be wholly exceptional.

**10.112** To be included on the Register, sites must be securely established and still recognisable today. In 2020 there is one Registered Battlefield in West Berkshire, the First Battle of Newbury in 1643. It is a unique heritage asset in West Berkshire. It has been affected by past development and it is reasonable to expect that these development pressures will continue due to its close proximity to the built edge of Newbury and the significant amount of potential development land in its setting.

**10.113** The First Battle of Newbury is important because it represented probably the best chance Charles I ever had of winning the Civil War. The battle was fought south of the River Kennet over terrain which rises gradually to a narrow plateau a mile long before falling away again towards the River Enborne. The battlefield area boundary defines the outer reasonable limit of the battle and has been drawn so that it is easily appreciated on the ground. Despite the removal of boundaries of many small fields on land to the north of the battlefield area, there is still topographic integrity to Newbury 1643, which allows the landscape context to be understood. The site also forms valuable open space to the west of Newbury.

**10.114** Newbury was also the site of a second Civil War conflict in 1644, to the north of the town, the Second Battle of Newbury. This was also a significant engagement where Parliamentarian failure to triumph led to the creation of the New Model Army. Much more of this battlefield has been urbanised and is not a designated heritage asset. It is

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

however listed in the Appendix of the Register of Historic Battlefields and it still contains areas of open space that allow for a degree of understanding of the battle's terrain. As a non-designated heritage asset the site of the Second Battle of Newbury 1644 will therefore be considered under policy DM12.

**10.115** Newbury is unique in being the location of two Civil War battles, and for both sites there is the potential for interpretation and presentation. Furthermore, the archaeological potential of both battlefields has not been fully explored. The application of methodical survey techniques executed to professional standards offers the potential for major advances in the understanding of battle sites. It is likely however that past episodes of unsystematic and poorly recorded metal-detecting may have removed some evidence over the areas of conflict at Newbury. The creation of local Finds Liaison Officers under the Portable Antiquities Scheme has done much to improve the reporting of archaeological discoveries, and opportunities should be taken to advance understanding of the battles in a sustainable way. Despite the armies' losses, there are very few known contemporary graves.

**10.116** The Council will consult Historic England on applications for development likely to affect a Registered Battlefield. Consideration will also be given to consulting the Battlefields Trust.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM14****Assets of Archaeological Importance**

Proposals for development affecting heritage assets of archaeological interest and their settings will be determined in accordance with Policy SP9 and will be expected to clearly demonstrate:

- a. Why the proposed development and related works are desirable or necessary; and
- b. How the significance of the assets will be preserved

Development may not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact on the nature, extent and significance of the assets. For known assets of archaeological interest, or on land where there is archaeological potential, an appropriate archaeological desk-based assessment will be required which should allow informed decisions to be made about options for mitigating or offsetting that impact.

Where appropriate, pre-determination field evaluation may be necessary as a further stage. This is a limited programme of fieldwork to determine the presence or absence of archaeological features, artefacts or ecofacts and their research potential, and to define their character, extent, quality and preservation to enable assessment of significance.

Archaeological evaluation may include:

- i. Non-destructive methods such as geophysical survey, earthwork survey, building survey;
- ii. Intrusive methods of varying destructive potential such as augering, test pits, trial trenches and fieldwalking; and
- iii. In the case of buildings, physical intervention such as the removal of modern materials to reveal older fabric.

Proposals will be permitted where the proposal accords with other relevant policies and includes:

- Provision to preserve the archaeological remains in situ, by sensitive layout and design. This is the preferred outcome for archaeological assets of the highest significance (Scheduled Monuments and those non-designated assets of equivalent significance); and/or
- Provision for the investigation and recording of any archaeological remains that cannot or are not required to be preserved, including at least the deposition of evidence with the West Berkshire Historic Environment Record and any archaeological archive with the appropriate depository, in accordance with a detailed Written Scheme of Investigation approved before the start of development.

**Supporting Text**

**10.117** The purpose of this policy is to set out more detailed criteria for development proposals affecting Assets of Archaeological Interest.

**10.118** There will be archaeological interest in a heritage asset, whether it is a building, monument, site, place, area of landscape, if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**10.119** The survival into the present day of any given archaeological material depends on many factors. Below ground conditions are not always conducive to site formation, and natural processes or later human activity can erode or destroy archaeological evidence whether buried or upstanding. Heritage assets of archaeological interest can therefore be fragile and fragmentary. They form a finite resource which is irreplaceable.

**10.120** The potential knowledge which may be unlocked by investigation of archaeological assets may be harmed even by minor disturbance, because the context in which evidence is found is crucial to furthering understanding. It is therefore generally desirable for archaeological assets to be preserved in situ.

**10.121** Archaeological sites, monuments and buildings vary in type, scale and character as well as state of preservation, and they may be of national, regional or local significance and designated or non-designated. Only a very small percentage of archaeological sites are designated in any way, and many await discovery.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**10.122** The Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for archaeological monuments of national interest, including the maintaining of a Schedule of Monuments. The NPPF makes it clear that Scheduled Monuments are heritage assets of the highest significance and that substantial harm to or loss of them should be wholly exceptional. However, scheduling is discretionary, and non-designated heritage assets of archaeological interest may be demonstrably of equivalent significance to Scheduled Monuments, either because they have yet to be formally assessed, or because discretion has been exercised not to designate them. A third category of nationally important archaeological assets is those types of site which are not eligible for scheduling because their physical nature falls outside the scope of the Ancient Monuments and Archaeological Areas Act 1979. These non-designated heritage assets of archaeological interest of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

**10.123** Prior written permission for works to a Scheduled Monument is required and undertaking works without consent is a criminal offence. Scheduled Monument Consent is administered by Historic England. An application for planning permission may also be necessary for work affecting a Scheduled Monument which constitutes 'development', and there is a requirement to consult Historic England for development likely to affect the site of a Scheduled Monument.

**10.124** Where the partial or total loss of an archaeological asset is to be permitted due to public benefit, developers will be required to commission recording to offset this loss, generally through a programme of archaeological work or building recording, specified through an approved Written Scheme of Investigation. Archaeological excavation is controlled intrusive fieldwork which examines, records and interprets archaeological features, structures and deposits; artefacts are retrieved and environmental samples are collected where appropriate. As the archaeological site is removed through the process, it is essential that important evidence is not thoughtlessly destroyed. Those carrying out the work should seek to answer questions within a current research framework and to advance understanding. The records made and objects gathered from the archaeological archive should be studied in order to compile a report, and this evidence should be made publicly accessible. The explicit purpose of development-led archaeological work therefore is to make useful contributions to knowledge, for public benefit.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM15****Trees, Woodland and Hedgerows**

Development which conserves and enhances trees, woodland and hedgerows will be supported.

Development proposals should be accompanied by an appropriate Arboricultural Survey, Arboricultural Impact Assessment and/or an Arboricultural Method Statement. Proposals will be expected to clearly demonstrate that wherever possible existing trees, woodland and hedgerows have been incorporated into the design and layout of a scheme from the outset. Where this cannot be achieved the onus is on the applicant to justify the loss of trees and/or other features as part of the proposals.

The loss or deterioration of protected trees, groups of trees, woodland or important hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

Ancient woodland, ancient and veteran trees and ancient hedgerows are irreplaceable habitats. Development resulting in their loss or deterioration will be considered in accordance with Policy SP11. The scale and quality of the compensation measures required will be commensurate to the loss or deterioration of the irreplaceable habitat.

Development proposals which could potentially result in the loss of ancient wood pasture; or trees, woodlands and hedgerows located within historic parks and gardens will be considered in accordance with policy DM13, for those within Registered Parks and Gardens, or Policy DM12 for those forming part of non-designated heritage assets.

Where loss or damage of non-protected trees, woodland or hedgerows is unavoidable, appropriate replacement or compensation planting including appropriate measures to secure their long term maintenance will be required.

Development proposals will provide appropriate protection for retained trees, woodland and hedgerows in advance of any work on site to prevent damage to root systems and to take account of future sustainable growth.

Where appropriate, suitable opportunities should be identified and incorporated for the restoration and planting of new trees, woodland and hedgerows. New planting should:

- a. Be suitable for the site conditions;
- b. Use appropriate tree pit sizes and soil volumes;
- c. Use native species wherever appropriate;
- d. Be informed by and contribute to local character; and
- e. Enhance or create new habitat linkages.

To ensure the sustainable growth of restored or newly planted trees, development will be required to include appropriate measures to secure their long term maintenance.

**Supporting text**

**10.125** The purpose of this Policy is to ensure the management, including conservation and enhancement, of existing trees, woodland and hedgerows, and to ensure that opportunities for restoration and new planting are realised where appropriate. Development proposals will be considered in accordance with the latest guidance in British Standard BS5837 'Trees in relation to demolition, design and development'.

**10.126** This policy does not prevent the appropriate management of trees, woodlands and hedgerow or removal of trees and hedges that are not in character with their locality particularly if they are a non-native species of flora. For new planting the use of UK and Ireland sourced and grown tree stock is encouraged.

**10.127** West Berkshire's trees, woodland and hedgerows are valued visual and ecological assets in our towns, villages and countryside, adding local character and distinctiveness to the landscape, streets, parks, gardens, public rights of way and other open spaces. They have an inherent biodiversity value and can help integrate new development into the landscape, its character, and environment. They are important components of the historic environment as

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

planted or managed flora, and often historically important as indications of past land use and ownerships. They assist in mitigating for the effects of climate change, increase the tree canopy cover in the district and make both public and private areas within a development more attractive, enjoyable and healthy places to be.

**10.128** The protection of existing trees, woodland and hedgerows and the addition of new planting contributes greatly to conserving and enhancing the local character of an area. Boundary treatments are particularly important and the character of an area can easily be lost if front gardens or boundary hedgerows are removed. There is evidence in both rural and urban areas of the district of long established boundary hedgerows being ripped out and replaced by close boarded fencing or walls. A proportion of these result in retrospective applications to retain fences or walls in excess of 1 metre next to highways. Where planning applications are required to propose new boundary treatments or retrospective applications are required to regularise works already undertaken and it is clear that an established hedgerow will or has been removed, the Council will require sufficient space to be left to allow for the retention of an existing hedge or planting of a new one to replace the one that has been removed.

**10.129** The retention of existing trees and hedgerows within new gardens adds a sense of establishment and maturity to any new development. New planting can also add value, with the use of dwarfing rootstocks a way of accommodating trees in smaller gardens.

**10.130** In the public realm, street trees and appropriate planting can help soften the streetscape and ensure it is not dominated by hard surfaces and parked cars. Structural landscaping is encouraged in publicly managed areas. The specification and choice of design, materials and planting should take account of the pressures placed upon the public realm through the movement of both people and vehicles.

**10.131** Individual trees, groups and lines of trees and woodlands important to the character of Conservation Areas, to their setting and to the approaches to Conservation Areas should be retained and appropriately managed.

**10.132** Protected trees includes trees protected by a Tree Preservation Order or those located within a Conservation Area. They also include those hedgerows meeting the criteria of "important hedgerow" in the Hedgerow Regulations.

**10.133** Ancient woodland and ancient and veteran trees are identified as irreplaceable in the National Planning Policy Framework. Ancient woodland is the most extensive habitat remaining in West Berkshire. It also has a high archaeological value as a type of land use as it often contains much older features such as prehistoric field systems and barrows and also evidence of management such as sawpits and charcoal burning. Ancient semi-natural woodland currently covers 2894 hectares. There are a further 1164 hectares of plantation on ancient woodland sites which could potentially be restored. Ancient woodlands and veteran trees once lost cannot be recreated, their unique character, high archaeological value and valuable biodiversity resource will be safeguarded and not allowed to be lost or lose condition. T

**10.134** Development should buffer any ancient woodland, ancient and veteran trees and ancient hedgerows it affects by providing sufficient space to afford surrounding protection and allow for future growth and expansion where possible. Development near ancient woodland will be treated in accordance with the most up to date joint Natural England and Forestry Commission Standing Advice. This currently advises that development proposals should have a buffer zone of at least 15 metres from the boundary of the woodland to avoid root damage. For ancient and veteran trees the buffer zone should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5 metres from the edge of the tree's canopy if that area is larger than 15 times the tree's diameter. Precise buffers would need to be determined through detailed assessment and design when proposals are submitted for development. The Council will adopt a precautionary approach as to what would be considered appropriate in order to ensure that any buffer fulfils the specific requirements of its location and the type of development proposed.

**10.135** It is important that a buffer zone consists of semi-natural habitats such as woodland and/or a mix of scrub, grassland, heathland and wetland. Development proposals, including gardens would not be appropriate. Sustainable drainage schemes would only be considered acceptable if they did not affect root protection areas and any changes to the water table did not negatively affect ancient woodland or ancient and veteran trees. The Woodland Trust <sup>(44)</sup> highlights the importance of protecting and enhancing natural habitats around ancient woodland in order to help reverse the historic fragmentation of this irreplaceable habitat and to improve ecological connectivity with the surrounding landscape.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**10.136** Ancient woodland is greatly at risk from ammonia pollution and so all ammonia-emitting developments, such as intensive livestock units, which fall within 5 kilometres of an ancient woodland site will require an additional assessment to include a detailed Ancient Woodland Nitrogen Impact Assessment of the ancient woodland(s) of concern. This will need to demonstrate that there will be no deterioration as a result of the contributions from the development.

**10.137** Within the district there are historic ancient wood pastures and historic parkland, both of which are also irreplaceable habitats. These form important elements of West Berkshire's heritage and it is essential their significance is taken into account in development proposals.

**10.138** The Council needs to better understand what proportion of the district has tree canopy cover and the extent of the functions this cover provides. A canopy cover assessment will be undertaken for West Berkshire. This will provide the basis for setting targets for canopy cover within the district, supporting both this policy and Policy SP10, in the consideration of future development proposals.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 11 Development Management Policies: Delivering Housing

### Policy DM16

#### First Homes Exception Sites

First Homes exception sites, suitable for first-time buyers which offer affordable housing, will be supported adjacent to existing settlements with a settlement boundary in the spatial areas of Newbury/Thatcham and the Eastern Area subject to satisfying the following criteria:

- a. The site is proportionate in size to the scale of the adjacent existing settlement;
- b. Development is not located within and does not compromise the natural beauty or specific qualities of the AONB or other assets of particular importance;<sup>(45)</sup>
- c. Any development of market homes included on the site is small in proportion to the total number of dwellings and is essential to enable grant funding of the First Homes on the site;
- d. Dwellings delivered will be subject to restrictions that limit occupation to those in affordable housing need, with those in a designated rural area<sup>(46)</sup> subject to additional restrictions that afford priority to households with a local connection; and
- e. The mix of dwellings provided reflects the local housing needs of first-time buyers and/or renters, subject to consideration of site character, context and development viability.

It is expected that First Homes exception schemes 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 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 First Homes exception scheme, the following evidence is needed:

- 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 affordable housing is to meet local needs in perpetuity; and
- iii. The relationship of open market housing to meeting local need, in terms of location, design, visual character, and type of accommodation.

### Supporting Text

**11.1** The Written Ministerial Statement on First Homes includes a provision to support the development of First Homes exception sites suitable for first time buyers unless the need for such homes is already being addressed within the Council's area. Evidence identifies a high level of need for affordable housing, and development viability constrains the level of delivery that can be achieved through development sites. The Council does not, therefore, consider that there is justification for constraining support for entry-level exception sites on the basis that the need for such homes will already be met in the District.

**11.2** The Written Ministerial Statement is clear that First Homes exception sites should not be located within or compromise the protections accorded to areas or assets of particular importance as set out in the NPPF, including Areas of Outstanding Natural Beauty. Policy DM17 sets out the policy for exception sites in rural areas.

**11.3** The Written Ministerial Statement allows local authorities to set local connection criteria. Local authorities are also allowed to permit a small proportion of market homes on these sites where this is essential to enable grant funding of the First Homes on the site.

45 As defined by the NPPF footnote 6

46 The North Wessex Downs AONB and areas designated as 'rural' under Section 157 of the Housing Act 1985

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM17****Rural Exception Housing**

Small scale rural exception housing schemes will be supported adjacent to rural settlements to meet a local housing need. Such schemes will be expected to be in response to a need identified through a local needs survey for a parish or group of parishes. The affordable housing within the scheme will be required to remain affordable in perpetuity.

It is expected that rural exception housing schemes 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:

- a. A financial appraisal demonstrating the viability of the scheme and the financial relationship between open market and affordable housing;
- b. The measures being taken to ensure the use of the affordable housing is to meet local needs in perpetuity; and
- c. The relationship of open market housing to meeting local need, in terms of location, design, visual character, and type of accommodation.

**Supporting Text**

**11.4** The rural exception housing 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 alongside general housing development. Rural exception housing will not, therefore, be permitted in the countryside adjacent to urban areas.

**11.5** 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 a connection with the area in accordance with the Council's Housing Allocations Policy and are unable to access housing without publicly funded financial assistance.

**11.6** The Council encourages parish councils to have an up-to-date Housing Needs Survey. Rural exception housing is subject to all the normal planning considerations. In 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 the 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**

**11.7** 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 intends 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 a comprehensive scheme.

**11.8** National planning guidance states 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 be 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.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**11.9** Community-led organisations may be suitable as a means of delivering affordable housing on rural exception sites.

### **Supporting Evidence – Viability**

**11.10** 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.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM18****Self and Custom-build Housing**

The Council is supportive in principle of schemes which will provide a diverse mix of housing and cater for new and emerging housing models and innovative products, including self-build and custom-build products.

Applications for self and custom-build developments will need to demonstrate high-quality design and be sensitive to the characteristics of the local area.

Where appropriate, the Council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for self and custom-build homes as identified in the West Berkshire self and custom-build register.

**Supporting text**

**11.11** The NPPF states that the type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies with due regard for people wishing to commission or build their own homes. Self and custom housebuilding is a key element of the government's agenda to increase supply of new housing and legislation has been introduced to support this initiative including:

- The Self-build and Custom Housebuilding Act (March 2015)
- The Self-build and Custom Housebuilding (Register) Regulations 2016 (Commenced 1st April 2016)
- Housing and Planning Act 2016
- West Berkshire's self-build register

**11.12** Local planning authorities should therefore plan for the need of different groups including self and custom build homes. West Berkshire Council maintains a register of individuals and associations of individuals who have expressed an interest in self- and custom-build homes.

**11.13** To support self-build and custom-build housing, the Council will work with partners to establish how serviced plots may be effectively provided to meet the demand. There is no requirement for plots to be made available at below market value but they should be reasonably priced reflecting prevailing market values for such plots. Reference should also be had to advice from the National Custom and Self Build Association and developing best practice.

**Supporting Evidence**

**11.14** The Council maintains a register of individuals who have expressed an interest in self- and custom-build homes. Due to privacy reasons it would not be appropriate to publish this list in support of the Local Plan as it contains personal information. However, below is a summary of the level of interest in self- and custom-build homes, taken from the register as of month/year.

**11.15** Please note that the register is updated regularly, and therefore this information is intended to give a general indication of demand only and is subject to change. There are no restrictions upon the number of local authority self-and custom build registers that an individual or association may apply to be included on. Nor are there any restrictions around whether an individual or organisation has a local connection to West Berkshire.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM19****Specialised Housing**

The provision of new specialist forms of housing designed to meet the needs of those with identified support or care needs will be supported where:

- a. Housing meets a proven locally identified need in the District for the specific housing product being proposed; and
- b. The location is appropriate, in terms of design, layout, and accessibility of facilities, services and public transport.

Planning permission for extensions or alterations to existing specialised housing will also be supported where:

- c. The activities and/or operations associated with the development do not cause unacceptable harm to the amenity of neighbours, through increased noise and disturbance or obtrusive light; and
- d. Due regard is given to the design of the development, taking into account the needs of the end users, particularly with regard to on site accessible outdoor spaces and provision of a satisfactory outlook for all residents.

Proposals for new specialised housing or extensions to existing accommodation, should demonstrate appropriate and evidence-based provision for:

- i. On-site car and cycle parking; and
- ii. The storage of mobility scooters and/or wheelchairs

Specialist accommodation development will be sought as an integral part of the mix from the strategic housing allocations at Sandford Park and North East Thatcham.

**Supporting text**

**11.16** The NPPF indicates that local planning authorities should plan for the needs of different groups in the community including older people and disabled people. There is no single model of housing that is right for everybody. Although many people will live in conventional housing all their lives, specialist accommodation will be required for some to enable access to some form of support or care. This policy sets out how the Council will consider the provision of new specialised housing and extensions to existing accommodation for those with support or care needs.

**11.17** Housing for the elderly and people with disabilities can be provided through adapted market housing, assisted living housing or extra care housing. Extra care housing allows independent living but offers a higher level of support than sheltered housing, with care workers available on site up to 24 hours a day but may not offer as much care as a care home or nursing home where residents have their own rooms but not their own front door. Care homes offer accommodation with personal care and nursing homes also provide around-the-clock care on site from qualified nurses. These types of housing provision all have specialised products which sit within them, with products often spanning more than one category; for example, they may also provide dementia care and/or care for those with learning or physical disabilities.

**11.18** For the purposes of this policy, specialist housing will meet an identified local need where it is regulated for both care and accommodation purposes. Development which provides unregulated on-site care and support, such as sheltered housing, will be considered in the same way as conventional housing. In terms of the latter, these typically comprise owner-occupied retirement living products. Pre-application advice should be sought if clarification is needed to whether a development is likely to constitute a specialist care housing provision.

**11.19** The need for specialist housing for older people in the District is estimated to be around 1,710 units over the 2021-39 period (95 per annum) (West Berkshire Local Housing Needs Assessment (LHNA), 2012, Table 5.8). The LHNA recognises that extra care schemes have higher delivery costs as a result of the higher accessibility standards and the level of facilities and services/support required so may not be appropriate in every location.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**11.20** This Plan contributes through a proposed new extra care scheme allocation at Stoneham's Farm, Long Lane, Tilehurst. New schemes often emerge on previously unidentified redevelopment sites and can also be appropriately located as part of larger general purpose residential schemes such as Sandleford Park and North East Thatcham.

The Council will support the delivery of specialist care housing as part of the mix on the strategic housing allocations in the Local Plan and from other large housing sites where feasible. On the other large sites, however, need will be negotiated on a site by site basis as opportunities arise. Provision will also be encouraged on suitably located windfall sites. The provision of dwellings suitable for older people in the villages is also important, as many villages can have even higher numbers of older people. Neighbourhood plans are well placed to identify local need and include provision in neighbourhood plan policies.

**11.21** The location of the proposed specialist housing must be appropriate having regard to access to facilities, services and public transport.

**11.22** Outdoor spaces must be accessible for all users of the development. Residents should be able to enjoy a reasonable outlook from their individual rooms.

**11.23** Assisted living and extra care housing can have specific impacts from noise from centralised kitchen facilities, mechanical and electrical systems and higher levels of outdoor lighting. Where development is proposed for new extra care dwellings, extensions or re-development of existing facilities, planning applications must be accompanied by robust and appropriate evidence of how the proposals may affect neighbouring occupiers. This will enable the Council to assess whether there is a likely to be a likely negative effect as a result of the development in line with any amenity and pollution policies.

**11.24** The requirement of Policy SP18 for all new homes to be built to the accessible and adaptable dwellings (Part M4(2)) of the Building Regulations standard would also address issues such as getting in and out of dwellings and getting around within them. This will provide the opportunity for older people to live in their own homes for longer, by providing the necessary flexibility needed to adapt their homes and/or for extra care to be provided in their own home.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM20****Gypsies, Travellers and Travelling Showpeople**

The Council will meet the identified permanent and transit need for Gypsies, Travellers and Travelling Showpeople by allocating land for pitches and/or plots.

Existing authorised sites for Gypsy, Traveller and Travelling Showpeople will be safeguarded for use by Gypsy and Travellers and Travelling Showpeople, unless acceptable replacement accommodation/pitches/plots can be provided. This is ensure that there remains a good supply of pitches and plots in the District.

Permanent Gypsy and Traveller sites and sites for Travelling Showpeople will be developed:

- a. On sites allocated in Policies RSA24 and RSA25;
- b. As expansions to existing authorised Gypsy and Traveller and Travelling Showpeople sites, unless in conflict with criterion d;
- c. On sites located in, or well related to, existing settlements; or
- d. When in rural settings, ensuring the scale of the site(s) do not dominate the nearest settled community, whether singly or cumulatively with any other Gypsy and Traveller, and Travelling Showpeople sites. Isolated locations in the countryside should be avoided.

Where possible sites will be on previously developed land. The Council will seek compatibility of use with that of the surrounding land use and promote the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers.

Proposals for development should satisfy the following criteria:

- i. Site planning will be landscape-led and development will be in accordance with Policies SP7 and SP8;
- ii. Ensure each pitch can accommodate space for a mobile home and touring caravan, parking, and if to be provided, a day room/amenity building. Provision will be made for play and residential amenity space. A layout plan shall be submitted with a planning application to demonstrate how the site and each pitch is laid out;
- iii. Provide safe access with appropriate turning space(s);
- iv. The development would not generate traffic of a type or amount that would result in substantial harm to local roads, and/or would require improvements that would adversely affect the character and nature of such roads. A Transport Assessment or Transport Statement should accompany a planning application, which would also detail appropriate mitigation;
- v. The site has easy access to local services including public transport, shops, schools and health services;
- vi. Measures to improve accessibility by, and encourage use of, non-car transport modes including internal walking routes linked to any existing Public Rights of Way network are provided. These measures should be set out in a Travel Plan for the site;
- vii. Development avoids areas of high flood risk and if required provide a Flood Risk Assessment, in accordance with Policy SP6;
- viii. It is demonstrated that surface water will be managed in a sustainable manner through the implementation of Sustainable Urban Drainage Methods (SuDS), in accordance with Policy SP6;
- ix. Adequate and appropriate infrastructure is provided for the supply of electricity and water, facilities for drainage and waste disposal;
- x. Development will be informed by an Ecological Impact Assessment (EclA). Appropriate avoidance and mitigation measures will need to be implemented to ensure any designated sites and/or protected habitats and or species are not adversely affected; and
- xi. Development will not harm the value of any heritage assets and their setting and proposals will be in accordance with Policy SP9.

Proposals for Travelling Showperson sites will be required to satisfy the above criteria and additionally demonstrate that the site is appropriately designed to accommodate the storage and maintenance of show equipment and associated vehicles.

This policy supplements the detailed provisions for each of the sites set out in Policies RSA24 and RSA25.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Supporting Text

**11.25** West Berkshire Council, as the local planning authority, is required to identify sites to meet the needs of Gypsies, Travellers, and Travelling Showpeople. Proposed sites within settlement boundaries are considered acceptable in principle, as with conventional housing, subject to material considerations. Some of the policy criteria will assist in providing a suitably located and designed site.

**11.26** There is a corporate commitment to supporting sustainable communities, and a good supply of affordable housing including social rented housing to address housing needs. This applies to the Travelling communities as well as settled communities.

**11.27** The Council is required by national policy to set pitch and plot targets which address the likely permanent and transit accommodation needs in the area, working collaboratively with neighbouring authorities. A Gypsy and Traveller Accommodation Assessment has been undertaken to inform the LPR.

### 11.28 Need

**11.29** The following tables set out the need for Traveller pitches and for Travelling Showperson plots. For clarity the cultural and the Planning Policy for Traveller Sites (PPTS) need figures are two different representations of need. The PPTS need based on the PPTS definition of 'Gypsies and Travellers', and cultural need, which is defined as those Gypsy and Travellers and Travelling Showpeople who do not travel and identify themselves as part of the Traveller and Travelling Showpeople community.

**Table 7 Gypsy and Traveller Accommodation Assessment Identified Need 2021/22 to 2037/38 cultural need/PPTS need**

	Cultural Need	Of which PPTS need
<b>5 year Authorised Pitch Shortfall (2021/22 to 2025/26)</b>	13	9
<b>Longer term need</b>		
2026/27 to 2030/31	5	3
2031/32 to 2035/36	9	6
2036/37 to 2037/38	3	2
<b>Longer term need total to 2037/38</b>	<b>17</b>	<b>11</b>
<b>Net Shortfall 2021/22 to 2037/38</b>	<b>30</b>	<b>20</b>

**Table 8 Travelling Showperson plot requirements 2021/22 to 2037/38**

	2021/22 to 2025/26	2026/27 to 2037/38	Total
<u>Travelling Showperson plots</u>	20	4	24

**11.30** The GTAA identifies a need for four transit pitches, which would accommodate eight caravans.

**11.31** The GTAA does not identify a need for houseboat dwellers and thus the LPR does not provide for any permanent houseboats.

## Supply

**11.32** There is an existing private site at New Stocks Farm, Paices Hill, Aldermaston. There are 24 permanent pitches, with 15 transit sites. Policy RSA32 seeks to allocate 8 permanent pitches at Paices Hill, which uses the land used as transit sites. This results in the reduction of 8 transit pitches.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**11.33** There is an existing Council operated site at Four Houses Corner, Reading Road, Ufton Nervet, and is due to be refurbished. When it reopens there will be 17 pitches. The updated GTAA is clear that when the site reopens a survey of households is required to determine the long term needs from children and young people living on the site.

**11.34** There are other authorised small private traveller sites in the District.

**11.35** There is currently one Showperson's Yard in the district which is located at Long Copse Farm. The 2019 GTAA concludes there is no additional need for Travelling Showperson yards and any need that does arise can be addressed on the Long Copse yard.

**11.36** To address the longer term need for Gypsy and Traveller pitches and for transit sites/short term stopping places a Development Plan Document will be prepared. The Local Development Scheme outlines the timetable, with evidence being prepared between February 2023 and December 2025, leading up to adoption by September 2027.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM21****Retention of Mobile Home Parks**

Proposals that would result in the loss of a mobile home park site either in part or full (as shown on the Policies Map), will not permitted unless it will provide 100% affordable housing which will meet locally identified needs.

**Supporting Text**

**11.37** The NPPF recognises that a range of size, type and tenure of housing is needed for different groups of people in the community.

**11.38** There are a number of mobile home park sites across the District which perform an important role in terms of providing low cost home ownership accommodation. As a result, there is a need to safeguard the loss of these sites from redevelopment to alternative uses which would not meet a locally identified housing need.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM22****Residential Use of Space above Non-residential Units**

The Council will support proposals related to the conversion of existing space or provision of additional space above non-residential units that provide a net increase in housing and:

- a. Are consistent with the prevailing height and form of neighbouring properties and the overall street scene;
- b. Are well designed and meet the appropriate space standards; and
- c. Maintain safe access and egress for occupier.

Where the proposal relates to the addition of residential space or the conversion of existing non-residential space to residential space under permitted development rights, the development should:

- i. Be well designed and meet the appropriate space standards; and
- ii. Meet the conditions and limitations of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), including the need to apply for Prior Approval.

**Supporting Text**

**11.39** The Council is committed to providing a full range of housing types, to meet the diverse need of the district. Town and district centres in particular offer an opportunity for new housing, taking advantage of access to employment, shops and services and, in many cases, increased public transport provision. This could take many forms. The most common is likely to be the conversion of first floors and above of units which are currently in non-residential use. However this could also take the form of vertical extensions to non-residential units.

**11.40** Under the Town and Country Planning (General Permitted Development) Order 2015 (as amended) there are permitted development rights for proposals to change the use from commercial, business and service uses (use class E) and some sui generis uses to residential use; and/or to add up to two flats (use class C3) to a current non-residential mixed use, subject to limitations and conditions including the need to apply for Prior Approval.

**11.41** The Council's starting point will be for all new homes, including subdivisions and upper floor conversions of retail units, to meet the appropriate space standards, unless it can be shown that the standards are not practicable in the face of other material considerations and policy requirements. For example, an exception may be made where works needed to achieve the standards would adversely affect the significance of a heritage asset or would require unachievable changes to the building being converted.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM23****Housing Related to Rural Workers**

New dwellings in the countryside related to, and located at or near, a rural business will be supported where the following criteria are satisfied:

- a. It is proven as essential to the continuing use of land and buildings for agriculture, forestry or a similar land based rural business;
- b. Detailed evidence is submitted showing the relationship between the proposed housing and the existing or proposed rural business and demonstrating why the housing is required for a full time worker in that location;
- c. It is demonstrated that there are no suitable alternative dwellings available or that could be made available in that location to meet the need. This includes those being used as tourist or temporary accommodation or existing buildings suitable for residential conversion;
- d. It is shown why the housing need cannot be met by existing or proposed provision within existing settlement boundaries;
- e. The financial viability of the business is demonstrated to justify temporary or permanent accommodation;
- f. The size, location and nature of the proposed dwelling is commensurate with the needs of the business; and well related to existing farm buildings or associated dwellings;
- g. The development has no adverse impact on the rural character and heritage assets of the area and its setting within the wider landscape, and in accordance with Policies SP2 and SP7; and
- h. No dwelling serving or associated with the rural business has been either sold or 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.

Where a new dwelling is essential to support a new rural business, temporary accommodation will 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 business.

Agricultural Occupancy conditions will be retained unless demonstrated through robust evidence that there is no current or possible renewed need for the foreseeable future, that appropriate marketing has been undertaken and that it cannot meet an existing local housing need.

**Supporting Text**

**11.42** 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 land based rural businesses that support the delivery of a wide range of public benefits and sees them as essential to the maintenance of a thriving rural economy.

**11.43** Many people work in rural areas in offices, 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 qualify as a rural worker with an essential housing need, neither is the need to accommodate seasonal workers.

**11.44** The Council's preference is for rural workers' accommodation 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 worker's 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.

**11.45** 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 which will usually be restricted via a condition.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**11.46** The District is known for its links with the equestrian and horseracing 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 policy DM37. The Council wishes to retain and support the expansion of this industry and so through this policy and also in accordance with policy DM37 will support the provision of new residential accommodation in the countryside where it is shown to be essential. 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.

**11.47** The Council is mindful of the impact that proposed rural workers dwellings 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 policies SP8 and SP11 will therefore apply.

**11.48** 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. Applicants should detail in their planning submission whether it is possible for the retired rural worker/their dependents/their widow or widower to be housed in alternative existing accommodation, thus allowing the existing residence to be used for the incoming rural worker.

**11.49** 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.

**11.50** Where an agricultural occupancy condition has been applied this will not be 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. Proposals for the removal of existing conditions will need to be supported by robust evidence. To establish the current market interest in a particular property it should be widely marketed, through advertisements in the local press, internet and other publications including at least one agricultural publication, on terms reflecting its occupancy condition. This should normally be for at least 12 months or an appropriate period as agreed with the Council. After this time, if no interest in occupation has been indicated then the accommodation should be made available as an affordable dwelling. Only if it can be robustly demonstrated that such use would be unviable, unsuitable or unnecessary at the location, will release on to the open market be deemed acceptable.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM24****Conversion of Existing Redundant or Disused Buildings in the Countryside to Residential Use**

The conversion of existing redundant or disused buildings in the countryside to residential use will be supported providing that the following criteria are satisfied:

- a. The proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration;
- b. The applicant can prove the building is genuinely redundant or disused;
- c. Any internal and external changes do not harm the significance of a heritage asset in accordance with Policies SP9 and DM12;
- d. The proposal respects and retains the character, fabric and distinctive features of the building and uses matching materials where those materials are an essential part of the character of the building and locality;
- e. The site and location is suitable for residential use and gives a satisfactory level of amenity for occupants;
- f. It has no adverse impact on rural character;
- g. The existing vehicular access is suitable in landscape terms for the use proposed;
- h. 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
- i. The impact on any protected species is assessed and appropriate avoidance and mitigation measures are implemented to ensure any protected species are not adversely affected.

There will be a presumption against permission being granted for replacement building(s) pursuant to a change to a residential use established under this policy.

**Supporting Text**

**11.51** This policy applies to all existing buildings in the countryside that are structurally sound, including for example, traditional farmsteads or buildings, stables, community and educational facilities. In this context, whilst many buildings will be suitable for conversion, it cannot be presumed that simply by being redundant or disused, that any building can be converted to residential use. Not all buildings will be suitable for conversion and or re-use, due to their unsuitable location, poor access arrangements, condition or appearance. Some buildings may also have had conditions applied to restrict their use as part of a planning application and other buildings may have conditions of prior approval which require the removal of the building on cessation of agricultural use. The policy is not intended to encourage the retention of buildings that currently have adverse visual/landscape impact such as large agricultural sheds.

**11.52** 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 not of sound construction, such as a temporary farm building or domestic outbuilding. The policy only allows for the conversion and adaption of existing sound permanent structures not the redevelopment of derelict buildings, which would be classed as new residential development in the countryside and assessed against Policy DM1.

**11.53** The successful conversion of existing buildings in the countryside depends on having a clear understanding of their significance, their setting in the wider landscape and their sensitivity to and capacity for change.

**11.54** Historic farm buildings for instance are found scattered throughout West Berkshire. They provide a strong sense of time-depth and contribute positively to the distinctive character of the District and so it is essential that both their integrity and settings are conserved and enhanced. They also represent a historical investment in materials and energy that can be sustained through conversion and careful re-use.

**11.55** In determining whether a building is genuinely redundant or disused, it is important that the original use of the building for that purpose no longer exists. The nature of the use, when it ceased and the reason why it ceased will be carefully considered by the Council. An empty or part empty, building is not an unequivocal sign of redundancy, a bigger picture has to be considered. It will be necessary for applications to clearly demonstrate for how long and to what extent the building has been used, why the building is no longer needed, how long it has been unused and that significant efforts to re-use it have both tried and failed. The Council will take account of all the circumstances and judge, whether taken together, they indicate the building is no longer needed or useful.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**11.56** 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. Planning permission will be refused for any subsequent planning application for a replacement building to be provided elsewhere, unless it can be clearly shown that it performs a different function to that of the use lost under this policy.

**11.57** Domestic outbuildings in gardens, built for specific uses ancillary or incidental to existing residences, are rarely likely to become permanently redundant and their conversion will seldom lead to an enhancement of the setting of the main dwelling.

**11.58** In order to determine whether a building is of permanent and substantial construction and suitable for and capable of conversion the Council will expect proposals to be accompanied by the following information:

- i. a structural survey demonstrating the structural integrity of the building and confirming that the structure is capable of conversion without substantial rebuilding or creation of new structural elements;
- ii. the extent of alterations that will be made to the fabric of the building, including the number and size of new openings that will need to be created and how services and insulation will be incorporated.

**11.59** Though redundant or disused, 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. 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 adverse 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.

**11.60** There are Permitted Development (PD) Rights allowing the conversion of some buildings to residential use from other uses including shops and agricultural use. The latest position should be checked prior to seeking planning permission. Where Permitted Development Rights are being used, generally the Prior Notification procedure has to be followed. This essentially means applicants notifying the Council of their intention to change the use of the building and affording the Council the opportunity to request further detail of the scheme. It is advisable to seek professional advice or to contact the Council to discuss relevant requirements prior to commencing any development on site.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM25****Replacement of Existing Dwellings in the Countryside**

The replacement of an existing dwelling of permanent construction in the countryside with another dwelling will be supported providing that the following criteria are satisfied:

- a. The existing dwelling is not subject to a condition limiting the period of use as a dwelling;
- b. The replacement dwelling is 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;
- c. The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and sustainable technologies in accordance with Policy SP7, and does not have an adverse impact on:
  - d. The character and local distinctiveness of the rural area;
  - e. Individual heritage assets and their settings;
  - f. Its setting within the wider landscape;
  - g. There is no extension of the existing curtilage, unless it is necessary to provide additional parking or amenity space to be consistent with dwellings in the immediate vicinity;
  - h. Where the existing dwelling forms part of an agricultural or other land based rural business and is an essential part of that business, the replacement dwelling must continue to perform the same function. An occupancy condition may be applied; and
  - i. The impact on any protected species is assessed and appropriate avoidance and mitigation measures are implemented to ensure any protected species are not adversely affected.

**Supporting Text**

**11.61** Only proposals involving the replacement of existing permanent dwellings will be supported under Policy DM26. The policy should not be used to establish a permanent residential use on a site where a property is derelict.

**11.62** 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 refused.

**11.63** If a replacement dwelling is disproportionate to the existing dwelling it will not be accepted. The key components of proportionality are the scale, massing (volume), height, width, length, footprint (floorspace) of a development, and position within the plot (layout) and general context of the locality. 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.

**11.64** 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. This will include consideration of any new access arrangements. 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 in accordance with Policy SP2.

**11.65** A replacement dwelling creates an opportunity to take positive action on climate change. Replacement dwellings which maximise the opportunities to enhance resilience to climate change in accordance with Policies SP5 and SP7 are encouraged.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM26****Extension of Residential Curtilages in the Countryside**

Extensions to existing residential curtilages in the countryside will only be supported 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 rights of way and on the amenity of local residents. Proposals will be supported where:

- a. It is required to provide parking in the interests of highway safety in accordance with policy DM44 and/or;
- b. To realign a garden boundary or extend a garden to achieve a similar level of provision to other dwellings in the immediate area.

Applications should be accompanied by details which satisfactorily demonstrate the following:

- i. The boundary treatment of the extended curtilage is appropriate for the site and its rural surroundings;
- ii. All new hard surfacing, ground moulding or landscaping are in character with the surrounding area; and
- iii. 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. The integrity of banks, hedges, walls and roadside trees should be maintained.

**Supporting Text**

**11.66** This policy will apply to any land that is proposed to be incorporated into ancillary residential use in the countryside. It is important to note that a curtilage is not a land use but is rather a description of land which is attached to a building. When determining what constitutes a residential curtilage the Council will consider the physical layout; ownership, both past and present; and its use or function, again both past and present.

**11.67** There are many reasons why an individual might wish to extend the curtilage of their property in the countryside. 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, parking areas and garage spaces. The NPPF also recognises the importance of economic and other benefits of the best and most versatile agricultural land.

**11.68** The way the boundaries are treated has an important impact. The protection of existing hedgerows contributes greatly to conserving and enhancing the local character of an area. This character can easily be lost if boundary hedgerows are removed. The erection of two metre high timber fences may be appropriate in some urban settings but, in a rural environment where many boundaries are marked out by simple post and rail fences or native hedgerows, they can stand out in the landscape and would not be considered acceptable when submitted as part of a planning application. Development proposals for the removal of existing hedgerows will be considered in accordance with Policy DM16.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM27****Sub-division of Existing Dwellings in the Countryside**

The sub-division of an existing dwelling of permanent construction in the countryside into two or more residential units will be supported providing that the following criteria are satisfied:

- a. It is not subject to a condition restricting its use to ancillary accommodation;
- b. It is appropriate to the site, locality and surrounding area in terms of land use, design, size and scale;
- c. It would not lead to significant extensions, including alterations and outbuildings, which would have a detrimental impact on the character and appearance of the original building or surrounding area;
- d. Any internal or external changes do not harm the significance of a heritage asset or its setting in accordance with Policy SP9;
- e. The internal accommodation is adequate in terms of size and layout relative to the intensity of occupation envisaged and complies with residential space standards in accordance with Policy DM30;
- f. It does not have an adverse impact on any neighbouring residential or other uses, including in terms of privacy, outlook, daylight and sunlight and it should not have an overbearing effect in accordance with Policy DM31;
- g. Following sub-division, sufficient space is available for vehicular access, car parking, amenity space and facilities for refuse storage on-site in a way that does not detract from the character and appearance of the site and the area;
- h. It does not involve the inappropriate sub-division of existing curtilages to a size below that prevailing in the area, taking account of the need to retain and enhance mature landscapes; and
- i. It does not have an adverse impact on the character and local distinctiveness of the rural area and its setting within the wider landscape.

Particular regard will also be had to the accessibility of the new development based around the site's location and its relationship to the settlement hierarchy set out in Policy SP3, including its accessibility to shops, services and facilities.

**Supporting Text**

**11.69** The sub-division of existing residential properties can improve sustainability by helping re-balance the housing stock, particularly in the countryside where there can be a shortage of smaller dwellings. Overall, whilst there is general policy of restraint in the countryside, it is recognised that sub-divisions can enable rural communities to be adaptable and more resilient to changing economic and demographic needs. In rural areas there are fewer properties available and this can make it difficult for residents to find suitable property in their local area to accommodate their changing needs. For example if they wish to downsize, and/or accommodate the needs of other family members, sub-division is an option that avoids them having to leave the local community and its social support network.

**11.70** For the purposes of applying the policy it cannot be presumed that all dwellings will be suitable for sub-division. It is important that all dwellings created through the sub-division of an existing dwelling should provide adequate accommodation, and not compromise living standards especially where smaller units are provided. Successful sub-divisions depend on having a clear understanding of the capacity of the dwelling for change and the standard of accommodation that can be created. In this context, residential annexes permitted under Policy DM28 are not regarded as suitable for sub-division as independent planning units.

**11.71** It is also important that changes are capable of being accommodated into the existing landscape, without undermining or having an adverse impact on the rural character of the area, either individually or cumulatively. This will include consideration of any new access arrangements. New separate gardens with the potential for the introduction of domestic paraphernalia can also have a considerable visual impact on the local character of a rural area. In considering proposals in or within the setting of the AONB particular regard will be had to the impact on its special qualities and natural beauty of the landscape.

**11.72** When considering accessible locations, significant intensification of residential uses through the creation of a large number of dwelling units, either individually or cumulatively, will be avoided within areas which lack sufficient supporting infrastructure, facilities or services or where opportunities to access them by public transport, cycling and walking are limited.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM28****Residential Extensions**

The principle of the extension of existing permanent dwellings will be supported. In the AONB and its setting particular regard will be given to the impact of proposals on the special qualities and natural beauty of the landscape in accordance with Policy SP2.

An extension, including alterations or erection of an outbuilding will be permitted where the proposal complies with the following criteria:

- a. The scale of the enlargement or outbuilding is clearly subservient to the original dwelling;
- b. It is of a high quality design, in accordance with Policy SP7, which conserves and enhances the character and local distinctiveness of the surrounding area in accordance with Policy SP8;
- c. It does not harm: the setting of the existing dwelling and the space occupied within the plot boundary;
- d. It does not harm the historic and/or architectural interest of the existing dwelling;
- e. The use of materials is appropriate within the local architectural context;
- f. It is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of outlook, daylight, sunlight and / or privacy in accordance with Policy DM31;
- g. The windows are appropriate in terms of number, architectural style and type, position, size and proportion, extent of opening and need for obscure glazing;
- h. Following construction of the extension, sufficient space is available for on-site vehicular parking in accordance with Policy DM44 in a way that does not detract from the character and appearance of the area;
- i. It enables for the retention and provision of high quality useable private amenity space in accordance with Policy DM31;
- j. It would not result in adverse impacts on trees (including their roots and canopy spread) on and off site, in accordance with Policy DM16. Trees should be retained where possible; and
- k. The proposal conserves and enhances biodiversity, in accordance with Policy SP11.

Proposals for residential annexes will also need to be in accordance with Policy DM29.

**Supporting text**

**11.73** The policy relates to the extension of existing permanent dwellings, including alteration and the erection of outbuildings. It applies to residential extensions both inside and outside of settlement boundaries. House extensions are one of the most common forms of development in the District, whether they are permitted development or require planning permission. The purpose of the policy is to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both the site and its wider surroundings, whether it is part of an existing settlement or in the countryside. All proposals will be therefore be considered in accordance with the context of the design principles set out in Policy SP7.

**11.74** 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 that over time, proposals will come forward for extensions to these, including the erection of outbuildings within their curtilage. 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.

**11.75** In the rural area, the enlargement of a small rural dwelling to become a substantial house can have a significant impact, whether that is through the cumulative impact of several small extensions or one large one. 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 impact on the rural character of the area. This will include consideration of the impact of any new proposed access arrangements.

**11.76** In all development proposals, the relationship with the existing dwelling is key. The design of any development should be sympathetic to the character of the existing dwelling, the area adjacent to the site and its wider setting. Proposed changes, either individually or cumulatively should not overwhelm or dominate the character and

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

appearance of the original dwelling or be excessive in size. They should appear as a subservient addition in both proportion and style. Consideration will be given to the scale, height, width, length, massing (volume) and footprint (floorspace) of an extension, materials, position within the plot and general context of the locality.

**11.77** It is acknowledged that the original character of a house can be lost if the property is extended in an unsympathetic way through the addition of numerous extensions. 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.

**11.78** Regard will be given to previous extensions, including annexes and existing outbuildings on the site, either allowed through Permitted Development Rights or through planning approvals. 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. In applying the policy the Council will have regard as to what it sees as any attempt to circumvent the planning process by fragmenting a potentially large extension into a series of smaller extensions submitted over a relatively short period of time.

**11.79** 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.

**11.80** Side extensions should not unbalance the appearance of the main dwelling and of surrounding dwellings (e.g. when in a pair of semi-detached properties, or at the end of a terrace). It is therefore recommended that a side extension in particular should be set back from the front of the dwelling and set down from the roof. Front extensions should not dominate the frontage of the dwelling. Factors such as the prominence in the street scene, relationship with neighbouring properties, depth of front gardens and landscaping will be considered when assessing such schemes. Whilst rear extensions may not have such an impact on the surrounding area, they should still follow any established pattern of development and ensure they are subservient, particularly in rural locations.

**11.81** Extensions should be constructed in materials that harmonise with the character of the dwelling being extended. Materials should be chosen to complement the character and appearance of the existing built form and surrounding area. Materials that will appear alien in their surroundings or at odds with surrounding built form will not be accepted.

**11.82** Architectural detailing is important. In most cases an extension will be more sympathetic to the original building if similar detailing is used. Replication of the head and cill details to windows and doors can be an effective way of integrating the old with the new. Similarly roof details on the verge, eaves and ridge of the roof can be detailed in the same way as the original building and achieve a sense of continuity. The bonding of the brickwork and matching of the mortar type and joints are also important, so that the new brickwork blends with the old. There may be circumstances, however, where it may be appropriate for modern additions to differentiate between the 'old' and the 'new', particularly for listed buildings. In such cases, particular care will need to be taken to ensure the extension would not dominate the original building and that it would make a positive contribution to local character and distinctiveness through high standards of design.

**11.83** When assessing proposals for development the Council will take account of the potential impact on the living conditions of any neighbouring occupiers and on any other adjacent uses in accordance with Policy DM32 Residential Amenity. Care will be exercised to ensure that a proposed extension will not give rise to increased over-looking, loss of daylight and sunlight, 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.

**11.84** Extensions that overshadow a neighbour's property resulting in an unacceptable loss of light will not be accepted. The Building Research Establishment (BRE) Guide "Site layout Planning for Daylight & Sunlight. A Guide to Good Practice (2011) (or any further update) is a useful guide in the assessment of this. The orientation of the host dwelling and neighbouring dwellings (in terms of how the sun tracks throughout the day) and positioning of windows in neighbouring dwellings are important factors in assessing the scale of impact on neighbouring properties. Leaving space between properties may assist in avoiding loss of light, and reducing loss of outlook.

**11.85** Development which results in an oppressive outlook (e.g. a large blank wall) and an overbearing impact to neighbouring dwellings will not be accepted. An overbearing development can be one where it results in an undue sense of enclosure.

**11.86** Window design and position needs to be considered carefully in order to maintain and protect existing privacy levels with neighbours. Detailed plans should be submitted with development proposals in order for a full and accurate assessment to be made. Where possible windows should replace like for like and be of a similar design, style and

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

shape to those existing or positioned at high level or with obscure glazing in order to prevent significant additional overlooking. When designing an extension it is important to consider the size, style and proportion of the windows, and seek to complement the existing style of the dwelling. Dormer windows in particular can have a dominating impact and should be well proportioned within the roofscape. Roof lights are preferable as they result in less intrusion in the roofscape, and may also result in less overlooking to neighbouring properties.

**11.87** Household extensions should ensure that adequate parking remains commensurate with the number of bedrooms, in line with Policy DM44. Should the parking area be affected by an extension manoeuvring space should be maintained, or provided, where the access is on to a main road.

**11.88** Consideration also needs to be given to the location of existing trees and hedges affected by the proposed development. They can be important visual elements, help to soften the impact of development, add value to the character of the area, and have an inherent biodiversity value. They are also useful natural tools in carbon capture. The policy therefore makes clear that trees should be retained where possible.

**11.89** Householders are encouraged and expected to consider measures to conserve and enhance biodiversity in both the design of their proposals and implementation of biodiversity measures. This could be through the retention and planting of trees, bat boxes, bird boxes, space for hedgehogs to move under fences, bee friendly planting, etc. in accordance with Policy SP11.

**11.90** The policy makes clear that outbuildings should be designed and sited so as not to dominate the main dwelling and not have an adverse impact on the street scene. Where possible they should be sited to the rear or side of the main dwelling where the visual impact is likely to be lower. Keeping the height of the eaves and roof pitch low, and keeping the overall size limited are methods of ensuring this. Outbuildings can sometimes contain ancillary accommodation either in a room above parking space(s), accessed via steps, or within the ground floor. Dormer windows may be proposed. Such buildings may not be considered subservient, though this depends on the size and style of the outbuilding in relation to the host dwelling, the outbuilding's location within the site, any building it replaces, and the character of the locality. Proposals for residential annexes will also need to comply with Policy DM29.

**11.91** Single or double detached garages of appropriate dimensions and design may be permitted if they are not intrusive upon the local area, remain subordinate to and do not detract from the character and appearance of the main dwelling.

**11.92** For the purposes of applying this policy, the use of outbuildings to support home working and home-based businesses will generally be supported where this does not involve a change of use of the main dwelling or have an adverse impact on the residential amenities of adjoining residents or the distinctive local character of the area.

**11.93** It is expected that extensions, including outbuildings, will remain ancillary and/or incidental to the residential use of the host dwelling. Where necessary, planning conditions, or planning obligations, will be used to control the permitted use.

**11.94** There are extensive Permitted Development Rights enabling the enlargement or alteration of a house and erection of outbuildings 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. Proposals which are permitted development subject to prior approval (e.g. larger extensions) will be assessed using criterion d of this policy, as well as Policy DM31, in the event where neighbouring residents raise objections.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM29****Residential Annexes**

Proposals for residential annexes will be supported where the following criteria are satisfied:

- i. It is in accordance with Policy DM28;
- ii. It has either a clear physical and/or functional link to the main dwelling;
- iii. If it is detached, it has a close spatial relationship with the main dwelling with satisfactory shared access, vehicular parking, utilities and garden space; and
- iv. It is designed so that it can continue to be used as an ancillary and subordinate part to the main dwelling without creating an independent and/or separate planning unit at any time.

Where proposals are considered acceptable, a condition will be applied to restrict occupation of the annexe to a person dependent upon an occupant of the main dwelling. Permitted development rights may also be removed and/or a legal agreement may be necessary to make the development acceptable in planning terms.

**Supporting Text**

**11.95** The creation of an annexe to an existing dwelling, whether the main dwelling is located inside, or outside settlement boundaries can often create a useful facility for the support and care of family members. Although some types of residential annexe benefit from permitted development rights and so do not require planning permission, planning law in this area is complicated. Applicants are therefore advised to contact the Council at an early stage so that advice can be given on the need for planning permission.

**11.96** Where permission is required, a residential annexe should be designed to ensure the dwelling curtilage as a whole provides genuinely flexible subordinate ancillary accommodation that can be adapted and re-adapted to meet the changing needs of family circumstances over time. This should include the option of absorbing the annexe back into the main dwelling accommodation if necessary, by the same or future occupiers. To meet these requirements it is essential that the annexe and main dwelling are directly connected physically and/or functionally. The annexe must therefore be in the same ownership as the main dwelling and share utility services, access, vehicular parking and private amenity space.

**11.97** An annexe should usually be incorporated within or physically attached to the main dwelling and be of a comparatively modest size. It should be linked internally to the main dwelling, but may have a separate entrance.

**11.98** Where an extension to provide an annexe physically attached to the main dwelling is not practical and a detached annexe is proposed, consideration will also be given to the size of the detached annexe, together with its spatial relationship and sub-ordinance to the main dwelling. Unduly large or detached annexes can prove an economic and practical liability when vacated or when the property changes ownership and this can lead to pressure for the annexe to be severed and let separately from the main dwelling. This can create substandard accommodation with inadequate standards of access, amenity and space, which is unacceptable in planning terms.

**11.99** Where the Council approves annexe accommodation, a condition will normally be attached to a planning permission to restrict its use to ancillary accommodation. Where an annexe would comprise self-contained living accommodation which would otherwise conflict with the development plan, the Council will require the applicant to enter into a Section 106 legal agreement under the provisions of the Town and Country Planning Act 1990, to prevent the severance of the annexe from the main dwelling, and/or limiting the occupation to a person dependent upon an occupant of the main dwelling such as dependent relative(s) or full-time carer(s). This will prevent the sub-letting of either property and ensure that such accommodation is required to meet a genuine family need.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM30****Residential Space Standards**

All new market and affordable dwellings, including from permitted development, change of use and conversion, should comply with the nationally described space standards, as set out in the Technical Housing Standards (2015) or as superseded.

**Supporting Text**

**11.100** It is important that new homes, including affordable housing, should provide an adequate living environment for their occupiers. Building to appropriate space standards will ensure new homes provide sufficient space for basic daily activities and needs.

**11.101** New homes in England are amongst the smallest in Europe and houses that are too small, or that are overcrowded, can impact on the quality of life of the residents of those homes. West Berkshire Council's evidence indicates that new homes in the District often fall short of the nationally described space standards.

**11.102** The NPPF highlights that high quality design and a good standard of amenity should be sought in new development. National policy also recognises that local planning authorities should address barriers to improving health and wellbeing through a high standard of housing design. This policy requires new homes to have appropriate space for occupants to enable them to have a good quality of life and healthy lifestyle.

**11.103** The government has introduced nationally described space standards to help the delivery of houses that are of a sufficient size for the occupiers of those homes. This policy sets out that the Council will require all new residential development in the District to comply with the nationally described space standards (or any subsequent government standard). The Council's starting point will be for all new homes, including subdivisions of larger properties and conversions, to meet the appropriate space standards.

**11.104** Applicants are required to demonstrate that the internal space standards have been applied and should provide internal floor plans not smaller than 1:100 scale, with metric room dimensions identified and the gross internal area (GIA) clearly identifiable. Housing which exceeds minimum dwelling sizes is encouraged and welcomed.

**11.105** In the context of other material considerations and policy requirements the Council will consider limited exceptions to the minimum standards where the applicant can demonstrate that is not possible to fully meet the minimum standards, for example in the conversion of a listed building to a residential unit where the works needed to achieve the standards would adversely affect the significance of a heritage asset. Any exceptions will be considered on a case by case basis.

**11.106 Supporting Evidence**

**11.107** Measurement of dwellings permitted in West Berkshire since the adoption of the Core Strategy show that a significant proportion do not meet the nationally described space standard. This has been found to be the case across the District but is particularly notable for the conversion of residential annexes and for town centre development.

**11.108** The West Berkshire whole plan viability assessment has concluded that development across the District can comply with the nationally described space standard (along with the other policies set out in the Local Plan) and remain viable.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM31****Residential Amenity**

All development will be required to provide and/or maintain a high standard of amenity for existing and future users of land and buildings.

When considering the impact on the living conditions of existing and proposed residential dwellings, development proposals will be supported where there is no unacceptable harm in terms of the following criteria:

- a. Any significant loss of daylight and/or sunlight to land and buildings;
- b. Any significant overlooking of land and buildings that results in a harmful loss of privacy;
- c. Development resulting in an undue sense of enclosure, overbearing impact, or a harmful loss of outlook; and
- d. Noise, dust, fumes and odours.

In addition, all new residential development will be expected to include the provision of the following:

- i. Functional private amenity space of a quality and size to meet the needs of the occupants;
- ii. Internal accommodation of an adequate size and layout relative to the intensity of occupation envisaged, in accordance with Policy DM30;
- iii. Natural light in all habitable rooms of the proposed development;
- iv. A garden size which is at least a minimum of 10.5 metres in depth, where possible; and
- v. A minimum distance of 21 metres between directly facing windows, serving habitable rooms.

**Supporting text**

**11.109** The NPPF highlights that high-quality design and a good standard of amenity should be sought in all new development. For clarity, this policy applies to all residential development (including house extensions), and shall be applied to determine the impacts of all new development upon residential amenity.

**11.110** 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. Good design relates not only to the appearance of a development, but the way in which it functions and impacts the immediate and wider locality.

**11.111** Neighbouring amenity and privacy are important aspects of development. Proposals should seek to maintain, and where practicable, improve the existing relationship with neighbouring occupiers. This policy sets out the requirements development should achieve in order to provide a good quality of life both for occupants and maintains good neighbouring amenity.

**11.112** National policy also recognises that local planning authorities should address barriers to improving health and wellbeing through a high standard of housing design. All new and extended homes should benefit from private outdoor amenity space solely for the use of the occupants of a sufficient size and quality to support physical and mental health and wellbeing. Development It should be designed to ensure there is no undue loss of privacy or overlooking of adjoining and neighbouring properties.

**11.113** As a guide, outdoor amenity space for a one and two bedroom house should be at least 70 square metres. For houses of three bedrooms and above at least 100 square metres of outdoor amenity space should be provided. This is applicable for new dwellings, houses as extended/altered, and for host dwellings, when considering schemes for subdivision.

**11.114** As a guide, for 1 or 2 bedroom flats at least 25 square metres of communal open space should be provided per unit. For three or more bedroom flats at least 40 square metres of communal open space should be provided per unit.

**11.115** Balconies may not be counted towards the provision of amenity space for houses or flats, unless in exceptional circumstances, where they provide high quality space.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**11.116** In terms of the functionality of all garden spaces, external amenity space should be of a sufficient size to accommodate domestic features such as a storage shed (including a cycle store where no garage provision is possible), space to facilitate the drying of clothes (rotary or washing line), table and chairs suitable for the size of the dwelling, an area for children to play in and circulation space. External private amenity or communal space does not include car parking or turning areas.

**11.117** Policy DM30 (Residential Space Standards) will be applicable to ensure adequate internal accommodation is provided. This is applicable for new residential units. Natural light should be maintained and provided in all habitable rooms for the benefit of all occupants, and applies to all types of development proposal. This ensures that residents maintain a good quality of life. The amount of existing light into habitable rooms and the proposal's impact on this will be taken into account, in the event where the development proposal affects an existing property/building. The Council wishes to ensure that windows are provided for habitable rooms, particularly for conversions.

**11.118** The Council expects that occupiers will be able to enjoy a reasonable degree of amenity and privacy in their gardens by maintaining reasonable relationship with neighbouring properties. A guideline depth of at least 10.5m is considered appropriate to preserve the amenity and privacy of residents. This should be measured from the rear wall of the house to the opposite boundary.

**11.119** Development should not cause material harm to neighbours privacy and outlook. Windows that directly overlook a nearby neighbouring dwelling should be avoided and a minimum 21m distance achieved between direct facing windows. There may be a higher expectation of privacy in areas with large, mature gardens, or in areas in rural fringe locations. Such areas may seek to achieve greater levels of distance. There may also be circumstances on individual sites which may enable dwellings to be closer without a detrimental effect on privacy. Examples include town centre locations; dwellings across a highway; where the existing distance is less than 21 metres and the proposed development does not lessen the distance between properties. The site specific circumstances affecting each proposal will therefore need to be taken into account when applying the policy. The impacts on residential dwellings from all types of development will be considered.

**11.120** Window design and position shall need to be considered carefully in order to maintain and protect existing privacy levels with neighbours. Detailed plans should be submitted with any scheme in order for a full and accurate assessment to be made. Where possible windows should replace like for like and be of a similar design, style and shape to those existing or positioned at high level or with obscure glazing in order to prevent significant additional overlooking where possible.

**11.121** All new development which includes Juliet and standard balconies should aim to reduce and remove any potential impact caused to by over-looking and a loss of privacy between neighbours. Design would need to consider the position of the works on development, the depth and any privacy screening that would aid maintaining existing privacy levels between neighbours where possible. The installation of further new windows, Juliet balconies and balconies may be controlled and secured via planning condition in the interests of neighbouring amenity.

**11.122** In consideration of daylight, sunlight and overshadowing the orientation of the building/extension and positioning of windows in host and neighbouring buildings should be taken into account. Schemes should take into account the 'BRE Site Layout planning for daylight and sunlight, a guide to good practice' (2011) (or any further update). The development proposal should be designed as to avoid a significant loss of light to habitable rooms of neighbouring properties which could detrimentally impact on those occupier's quality of life. Should the development proposal lead to an unacceptable loss of light the proposal would not be supported.

**11.123** Noise, dust, fumes and odour are important environmental issues that must be taken into account when planning development and determining impact upon all types of neighbouring property. This includes the occupants of the proposed development. Careful design may aid in alleviating any conflicting uses, and the use of planning conditions will aid in protecting neighbour amenity. This will include (but not limited to) hours of operation, outlining construction hours, methods of suppressing dust from development sites, and protection from noise receptors (e.g. main roads, railways, commercial operations, etc.). A noise assessment may be required, to accompany a planning application, which would then aid in guiding the assessment of schemes and use of planning conditions.

**11.124** This policy should be read in conjunction with the Quality Design Supplementary Planning Document (or any further updates).

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## 12 Development Management Policies: Fostering economic growth and supporting local communities

### Policy DM32

#### Designated Employment Areas

Designated Employment Areas (DEA), as defined on the Policies Map and listed in Appendix 4, are specific locations designated for business uses (office, industry, storage and distribution). These areas are safeguarded for such uses and for the role they play in meeting the future economic needs of the District.

The redevelopment and regeneration of land within DEAs to provide additional business development that meets the needs of the District will be supported.

Proposals for appropriate alternative employment generating uses which support and compliment the primary function of DEAs will be considered favourably, subject to the application of the sequential test if required.

New office proposals located within a DEA will not be required to satisfy the sequential test.

Development which either individually or cumulatively would undermine the integrity or function of the DEA will not be permitted.

### Supporting Text

**12.1** Designated Employment Areas (DEA) are specific locations across the District designated for business uses/development providing a range of sites and locations to promote sustainable economic growth. These areas host a diverse range of businesses from large multi-national companies to small and medium sized enterprises (SME), all of which contribute to a strong and resilient local economy. Such areas contribute significantly to the supply of employment land across the District and provide further opportunities for regeneration and intensification of use. The aim of this policy is therefore to protect and strengthen the function and integrity of these areas.

**12.2** For the purposes of this Plan business uses/development are office, industrial, storage and warehousing and distribution, and the term employment land refers to the land on which these uses are located.

**12.3** The Local Plan designates a number of areas for business development, previously known as Protected Employment Areas (PEA), and through this Local Plan Review (LPR) these have been renamed DEA. The Council has reviewed the designated areas, taking the Employment Land Review (ELR) as the starting point in considering how each area performs including any key issues or opportunities, and any changes in circumstances, in particular where there has been a loss of office space to residential through permitted development rights, or new development adjacent to existing areas. This work also takes in account allocations set out within this Plan and the designation of new DEA as identified in Policy SP21.

**12.4** The Council's evidence (ELR 2020 and 2022) highlights high occupancy rates for industrial uses and high to moderate occupancy for office space and given the balance between supply and demand, the ELR recommends safeguarding all DEAs for business uses/development. It is important to safeguard the District's DEAs for the role they play in providing a supply of employment land to meet the existing and future needs of businesses. Maintaining a supply of employment land is essential to ensure the economic competitiveness of the District and to deliver sustainable economic growth.

**12.5** However, the Council does recognise the need to allow for some diversity of uses within DEA to create the right conditions for businesses to invest, expand and adapt and so the policy does allow for appropriate alternative employment generating uses to locate within DEAs where, subject to the sequential test if required, they are complementary to the existing business use in that location, support the primary function of the DEA, and individually and/or cumulatively would not undermine the integrity and function of the DEA.

**12.6** For the purposes of this policy appropriate alternative employment generating uses are those not classed as business uses within this Plan, but are uses that serve the businesses and employees in these locations and which support the function and operation of DEAs without compromising their integrity. Where such proposals would result in the loss of employment land and/or floorspace the applicant will be required to provide justification for the loss,

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

including marketing evidence (minimum six months) to demonstrate that the site is no longer attractive for business uses. Each DEA has its own identity and the differing nature of the existing uses contributes to the individuality and function, and therefore it should be recognised that what is appropriate in one location may not be appropriate in another.

**12.7** The redevelopment and regeneration of DEAs to provide additional business development that meets the needs of the District will be supported to allow businesses to expand, attract inward investment and respond to modern business requirements.

**12.8** Changes in planning legislation in 2013 and in 2020 have reduced the Council's ability to protect the integrity of the District's DEAs as offices can be converted to residential under permitted development rights subject to a prior approval process. In addition, the changes to the Use Classes Order means offices now fall within a new use class, Class E, and changes of use between the different uses within Class E do not constitute development and therefore do not require planning permission. The Council will monitor the DEAs and may consider the use of conditions and/or planning obligations to restrict permitted development rights on new development to ensure the integrity and function of a DEA is not undermined and to maintain the supply of employment land for business uses.

**12.9** The NPPF requires main town centre uses, which includes offices, to satisfy the sequential test. The sequential test ensures such uses are directed to town centres in the first instance, followed by edge of centre then out of centre sites where there are no sequentially preferable suitable or available sites. Given the DEAs are designated for business uses including offices, and in the interest of promoting a supply of office space to meet the District's future requirements, proposals for offices within DEAs will be exempt from the sequential test.

**12.10** This policy applies to all DEA across the District, existing and new. A full list can be found at Appendix 4 and all DEAs are defined on the Policies Map.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM33****Development Within AWE**

Development within the Aldermaston and Burghfield Atomic Weapons Establishments (AWE) will be supported where it directly sustains the functioning of each of the AWE sites as Government research and defence establishments.

**Supporting Text**

**12.11** The NPPF outlines that planning policies and decisions should recognise and support development required for operational defence and security purposes.

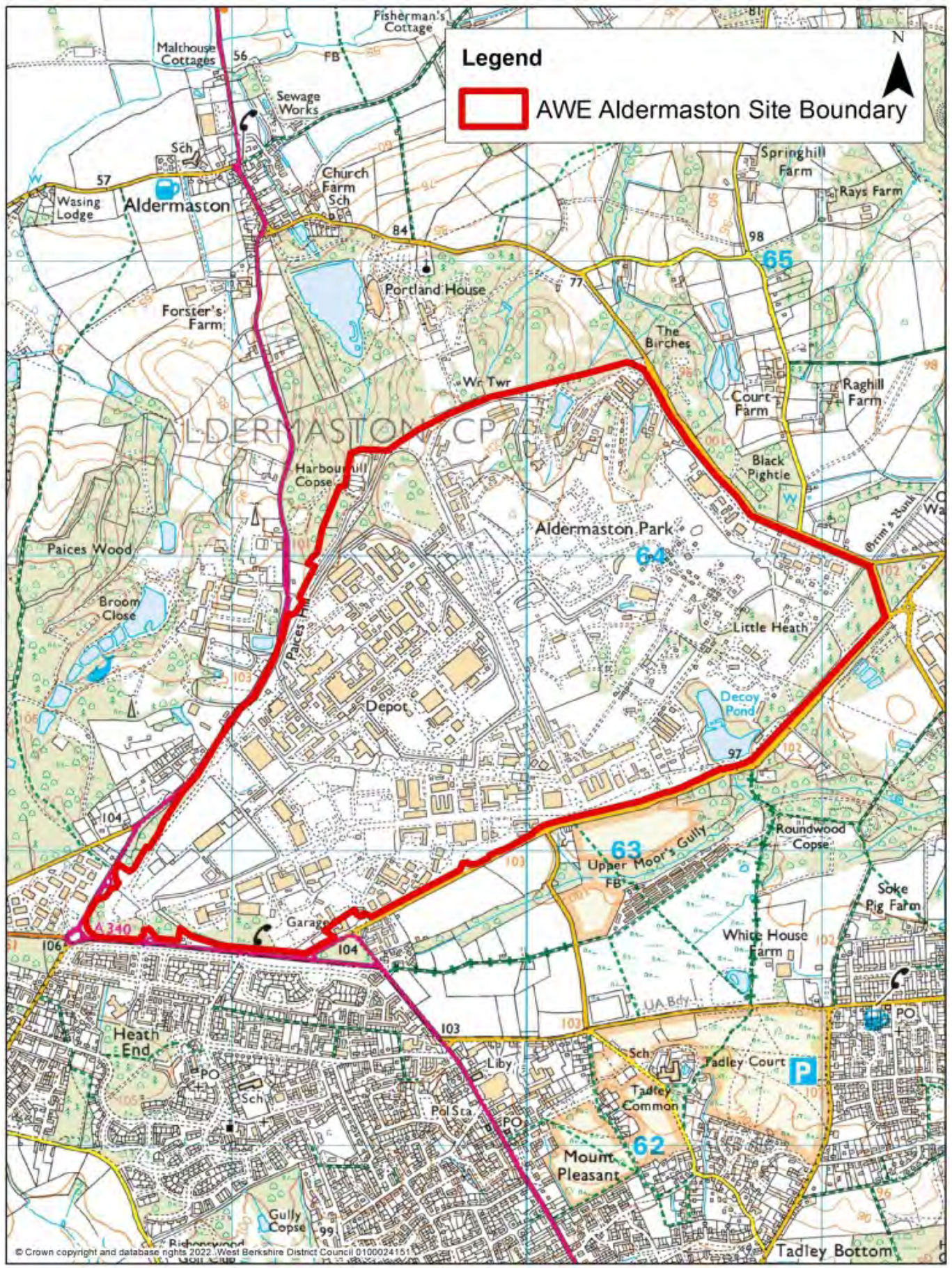
**12.12** The Employment Land Review (ELR) and the West Berkshire Economic Development Strategy (2020) comment that the AWE sites at Aldermaston and Burghfield are large employers, drawing in employees from local areas and indirectly supporting businesses in nearby business and industrial parks. The uses at the sites relates to defence services, owned by the Secretary of State for Defence, delivering the warhead contribution to the national and international UK nuclear deterrent. The specialist nature of the activity within the sites means that development on the sites are not covered by Policies SP21 and DM35, and are not Designated Employment Areas.

**12.13** Development covered under this policy would relate to new building, extensions, redevelopment, conversion and the change of use of buildings, and where planning permission is required the refurbishment of buildings. Uses would cover offices, uses in connection with science, research and development, manufacturing, storage, energy and infrastructure. Planning permissions should also positively consider the temporary use of land needed in connection with site optimisation and phased delivery of development.



# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## AWE Aldermaston





Local Plan Review 2022-2039 Proposed Submission (for full Council)

**AWE Burghfield**



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## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM34****Retail Parks**

The Council will seek to safeguard the following areas, defined on the Policies Map as Retail Parks, for retail and leisure uses:

- Pincents Lane, Calcot;
- London Road Retail Area (along A4 between Newbury and Thatcham);
- Newbury Retail Park.

Proposals within these areas should either individually, or cumulatively with other such proposals, have no significant detrimental impact on the vitality and viability of Newbury town centre or other nearby centres.

**Supporting Text**

**12.14** Through this policy the Council will seek to safeguard and retain retail and leisure provision within the Retail Parks as defined on the Policies Map. The areas designated through this policy are established retail parks, often with a mix of appropriate class E, retail warehousing and leisure uses. These areas include the following locations:

- Pincents Lane, Calcot;
- London Road Retail Area (along the A4 between Newbury and Thatcham);
- Newbury Retail Park.

**12.15** The Western Berkshire Retail and Commercial Leisure Study 2016 highlights that retail warehousing within the District performs well and in Newbury in particular attracts strong market shares from the western part of the District. The term retail warehousing within the Study refers to retail parks, standalone retail warehouse units and non-food floorspace within foodstores. Given these areas perform well and offer a different type and size of unit than that offered within the town and district centres it is important that such locations are safeguarded for retail and leisure uses to ensure the health and diversity of the local economy. Notwithstanding, the Council's main priority is to ensure vibrant and viable town and district centres (Policy SP22), therefore any proposals within these areas would be subject to the sequential test where appropriate and should not have a significant detrimental impact either individually, or cumulatively with other such proposals, on the vitality and viability of Newbury town centre or other nearby centres.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM35****Sustaining a Prosperous Rural Economy**

Development proposals that contribute to sustaining a prosperous rural economy will be encouraged.

To support the rural economy, proposals for economic development in the countryside will only be permitted where they satisfy the following criteria:

- a. The proposals will demonstrate that the business can make a long term contribution to the rural economy;
- b. The use/development is suitable for a rural location;
- c. The development is compatible with uses in the surrounding area in terms of noise, smell, dust, pollution, lighting or operations at unreasonable hours;
- d. Where new buildings are proposed the landowner has not disposed of, or converted, any buildings to a residential use in the previous 3 years which could have met the needs of the development proposed;
- e. The design respects local building styles and materials;
- f. Any new buildings, conversions and curtilage treatments are of a high quality design, are appropriate in terms of siting scale, form, massing, character and appearance having regard to the surrounding rural area and its setting in the wider rural landscape;
- g. New or replacement buildings are located within or adjoining an existing group of buildings and further expansion into the open countryside is avoided;
- h. It would not generate traffic of a type or amount inappropriate for the rural roads, byways or restricted byways affected by the proposal or require improvements to these roads, byways, or restricted byways which could be detrimental to their character and use by motorised and non-motorised traffic;
- i. It would not have a detrimental effect on the fabric, character and setting of historic buildings or other heritage assets; and
- j. Appropriate proposals which make more efficient use of previously developed land will be encouraged.

Insofar as a planning application is required, proposals resulting in the loss of existing business sites and premises in the countryside, will only be permitted where the applicant can demonstrate that no alternative economic use can be found, and that the proposal does not have a significant negative impact upon the vitality and viability of the local economy of the surrounding rural area.

**Supporting Text**

**12.16** Rural West Berkshire plays an important role within the District's economy and therefore it is essential that the businesses within it and the communities that rely on them are supported through planning policies and decisions. Many rural areas host a large number of small and medium sized enterprises which are vital to providing local job opportunities and a diverse economy. and so this policy seeks to foster sustainable economic growth in the countryside without detriment to the environment. Proposals for farm diversification will be considered in accordance with Policy DM36 and proposals for equestrian and the horseracing industry in accordance with Policy DM37.

**12.17** The NPPF includes a specific section on the rural economy and expects local planning policies and decisions to support the sustainable growth, and expansion businesses in rural areas, through the conversion of existing buildings and well-designed new buildings. The focus of rural policy nationally and locally is on expanding the diversity of the rural economy while recognising the intrinsic character and beauty of the countryside, and this is recognised in the Council's Economic Development Strategy.

**12.18** Appropriate proposals that contribute to strengthening the rural economy will be supported provided that all of the criteria in the policy are met. These are designed to safeguard against functionally, visually or environmentally inappropriate development in the countryside.

**12.19** The West Berkshire Landscape Character Assessment (2019) outlines that rural areas are more at risk from piecemeal development, and thus it is especially important to consider the impact that developing or redeveloping a site will have on conserving and enhancing local distinctiveness and sense of place. A successful development in the countryside depends on having a clear understanding of the site's significance, its setting in the wider landscape and sensitivity to and capacity for change.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**12.20** New economic development, or proposals to expand existing premises in the countryside will be supported provided they are suited to a rural location, meet the requirements of this policy, and where relevant, other national and local policies on employment locations and protected environments e.g. SP2, SP20, etc. In demonstrating that the business can make a long term contribution to the rural economy it is expected that a business plan, whole estate plans or similar, will be presented with a planning application. For new businesses in particular, this can aid in illustrating the viability of the proposal. It is considered necessary to demonstrate a long term contribution to avoid pressure for non-economic uses in locations which may not be suitable (e.g. residential). To this end an assessment will be made as to whether planning conditions will be required to limit changes of use which would otherwise be permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) in order to achieve the objectives of the policy.

**12.21** The overarching spatial strategy for West Berkshire focuses development on previously developed land (PDL). Whilst developers are expected to make the best use of PDL within settlement boundaries, this policy provides some flexibility, to allow for some development on PDL in the countryside to enable the sustainable growth of rural businesses, as long as it meets the wider objectives of the Local Plan. However, all proposals will firstly be considered in a landscape led context because previously developed sites will not always be appropriate in terms of landscape character. Wider development needs and pressures will not be accepted as a reason to develop on any site outside of settlement boundaries.

**12.22** Where re-use of buildings is proposed, re-use for business is the Council's strong preference, in order to safeguard the local economy. Notwithstanding this position, it is acknowledged that for some buildings future economic use is not viable. Applicants will be expected to demonstrate that this is the case, and that any alternative proposal does not have a significant negative impact upon the vitality and viability of the local economy of the surrounding rural area.

**12.23** Permitted development rights exist for the conversion of certain buildings to residential use. Notwithstanding these rights, in cases where a planning application is required, the provisions regarding the loss of a business site or premise in this policy will apply.

**12.24** In applying the policy the Council considers it essential that both the integrity and setting of historic farm buildings are conserved and enhanced. Their appropriate conservation and re-use will ensure that the historical investment that has been made in their materials and energy will be sustained.

**12.25** The NPPF notes that, in rural areas, sites which meet local community and business needs may have to be found in locations that are not well served by public transport. It will therefore be important that the scale and density of development proposals are related to the site's accessibility, character and surroundings. In less accessible locations, positive weight will be given to proposals that demonstrably offset their accessibility by clearly delivering other environmental benefits.

**12.26** Assessment of the highway implications will be made on the basis of the proposal and what would be considered necessary in terms of improvements by the Highway Authority. The reference to 'rural roads' is a generic term and the Council would be concerned as to the effects of the proposed development on rural tracks, footpaths and bridleways. Relevant considerations would include past and existing levels of traffic generated from the site; the level, type and frequency of traffic likely to be generated by the proposed development; and traffic levels accepted under any existing planning permission attached to the land.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM36****Farm Diversification**

Proposals relating to the diversification of existing farms in the countryside, will be supported where the proposal complies with the following criteria:

- a. The use/development is suitable for a rural location;
- b. It does not cause severance or disruption to the existing business and it is demonstrated that the development can make a long-term contribution to sustaining the farm business as a whole;
- c. Diversification activities remain subsidiary to the agricultural operation, in terms of physical scale and environmental impact;
- d. It re-uses or replaces existing buildings wherever possible. Where this is not feasible, new development should be related physically and functionally to existing buildings;
- e. When new buildings are proposed, the business has not disposed of a building or converted one to a residential use in the previous 3 years which could have met the need of the development proposed;
- f. It is of a high quality design, appropriate in scale, bulk, form, impact and siting to the character and local distinctiveness of the surrounding rural area and its setting in the wider rural landscape;
- g. The use of materials is appropriate within the local architectural context;
- h. Any internal and external changes do not harm the significance of a heritage asset in accordance with Policies SP9 and DM12;
- i. It would not cause unacceptable levels of disturbance, nuisance or environmental harm to nearby properties or other adjacent land uses by noise, smell, dust, pollution, lighting or operations at unreasonable hours; and
- j. It does not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which could be detrimental to their rural character.

**Supporting text**

**12.27** The countryside of West Berkshire includes significant areas of privately owned and farmed landscapes with rural estates and farms, both large and small, playing a vital role in both the development of a sustainable rural economy and the conservation and enhancement of the diversity and local distinctiveness of the landscape character across the district as a whole. Within this context, the purpose of this policy is to continue to support the long term viability of agricultural businesses.

**12.28** The objective of diversification is to allow the primary agricultural unit to be retained whilst being supported by other forms of income such as:

- Farm shops selling local produce;
- Educational facilities directly related to the farm/countryside location;
- Leisure facilities promoting the quiet enjoyment and understanding of the countryside, including increased access to the countryside;
- Tourist accommodation;
- Small-scale generation of electricity or heat from local renewable sources of energy, primarily for use on site or in the local area;
- Appropriately scaled processing facilities for the outputs of the unit or of other agriculture businesses in the local area;

**12.29** For larger businesses, 'whole farm or estate plans' can be particularly helpful in identifying potential opportunities in a holistic way. In order to encourage partnership working and to aid decision making, when considering proposals for development within rural estates and large farms, positive regard will be had to proposals which are part of a 'whole farm or estate plan' that has been endorsed by the Council.

**12.30** The use of previously developed land, and sites that are physically well-related to existing settlements, are encouraged where suitable opportunities exist. What is considered suitable will depend very much on the individual characteristics of a proposal and its context and the impact of cumulative development. Consideration will therefore include the site itself, and the amount and type of existing development; the type and nature of development proposed; where the development is located; whether the proposal responds positively to its rural context; and the intensity of

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

the proposed use compared to the existing use (e.g. looking at the visitor movements associated with the proposed use). A more restrictive approach is taken to new residential development and this is set out in policy DM1. Policy DM36 is therefore not relevant to schemes which seek the redevelopment of previously developed land in the countryside for residential uses.

**12.31** Re-use and adaptation of existing farm buildings should normally take priority over redevelopment unless it can be demonstrated that redevelopment would be a better option given the extent of environmental improvement that would occur.

**12.32** In applying the policy the Council considers it essential that both the integrity and setting of historic farm buildings are conserved and enhanced. Successful proposals depend on having a clear understanding of their existing significance, their setting in the wider landscape and their sensitivity to and capacity for change. Their appropriate conservation and re-use will also ensure that the historical investment that has been made in their materials and energy will be sustained.

**12.33** Proposals for visitor/tourist accommodation should be economically viable in the longer term and applicants will be expected to clearly demonstrate this as part of a planning application submission. Planning conditions may be applied or the Council may require applicants to enter into a legal agreement to ensure that such accommodation remains ancillary to the main use of the site and to ensure that such buildings are not sold off separately to be followed by applications for further housing or residential accommodation.

**12.34** Assessment of the highway implications will be made on the basis of the proposal and what would be considered necessary in terms of improvements by the Highway Authority. The reference to 'rural roads' is a generic term and the Council would be concerned as to the effects of the proposed development on rural tracks, footpaths and bridleways. Relevant considerations would include past and existing levels of traffic generated from the site; the level, type and frequency of traffic likely to be generated by the proposed development; and traffic levels accepted under any existing planning permission attached to the land.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM37****Equestrian and Horseracing industry****Equestrian Development**

Proposals for equestrian development that help to strengthen the rural economy and increase opportunities for people to enjoy the countryside in a sustainable way, will be supported.

Proposals for the development of equestrian facilities, whether domestic or commercial, will be permitted where it satisfies the following criteria:

- a. Is appropriate in terms of siting, scale, massing, character and appearance and level of activity;
- b. Re-uses existing buildings wherever feasible and viable;
- c. Where new buildings are proposed there are no existing buildings within the site or in proximity that might reasonably be used instead of the proposal, and no buildings have been disposed of, or converted to a residential use in the previous 3 years which could have met the needs of the development proposed;
- d. Locates new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses;
- e. Responds positively to the character of the landscape, its historic context and its setting in the wider landscape;
- f. Is well located to existing utilities and transport infrastructure, including vehicular and field access, tracks and bridleways;
- g. Provides new or supplementary landscape features including planting and hard landscape features and boundary treatments, consistent with local character; and
- h. Does not have an adverse detrimental impact on the amenity of neighbouring properties and the wider local area by reason of noise, lighting, smell, dust, nutrient pollution, overlooking, or other general disturbance;
- i. Demonstrates appropriate safeguards to prevent the pollution of ground and surface water; and
- j. It would not generate traffic of a type or amount inappropriate for the rural roads, byways or restricted byways affected by the proposal or require improvements to these roads, byways, or restricted byways which could be detrimental to their rural character and/or use by motorised and non-motorised traffic.

In all cases, proposals will be expected to demonstrate the adequate provision of land to allow for the proper care of horses, including stabling, grazing and exercise, in accordance with the Equine Industry Welfare Guidelines and the British Horse Society standards.

Particular consideration will be given to the cumulative effects of proposals on the local area and the wider landscape and environment.

**North Wessex Downs AONB Horseracing Industry**

Whilst conserving environmental quality and countryside character, the horseracing industry in the AONB will be maintained, and its sensitive growth will be allowed for. Within this context:

- i. Suitable existing establishments or facilities are expected to be retained;
- ii. Permanent fragmentation will be resisted; and
- iii. Re-development away from uses essential to the horseracing industry will be subject to the tests of suitability and necessity outlined in the supporting text to this policy. Proposals for associated new residential accommodation in the countryside will be permitted where genuine need is suitably demonstrated through a business case and accommodation cannot be reasonably secured within existing settlements.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Newbury Racecourse

Newbury Racecourse's viability as a major tourist attraction and economic driver will be maintained and future development proposals will have a positive impact upon the ability of the Racecourse to continue operations as normal and potentially expand in the future. Proposals within and adjacent to Newbury Racecourse will be design and community led to secure high quality sustainable development that is sensitive to the environmental quality and historic character of the area.

### Supporting text

**12.35** Equestrian activities and related development, and the horseracing industry are characteristic features of West Berkshire, and are of particular importance to the rural economy.

**12.36** The policy recognises the important links between the various aspects of the equestrian industry and the shared facilities and infrastructure that support it, such as veterinary practices, institutions providing social and medical support, specialist retailers and equipment suppliers, farriers and horse transporters, horse feed merchants, livery yards and riding schools which cater to both commercial and more recreational markets. Whilst this policy sets out the Council's approach specifically to equestrian development, proposals for related development such as those providers of goods and services to the industry will be considered in accordance with Policy DM35.

**12.37** Within an overall context of development restraint in the countryside the policy encourages proposals that help to strengthen the rural economy and increase opportunities for people to enjoy the countryside in a sustainable way.

**12.38** Land used for equestrian activities such as grazing land, stables, field shelters and other equine buildings, gallops and access routes, can all impact on both the visual and physical nature of the environment. It is particularly important that development proposals are in keeping with the character and appearance of the local area and prevent the spread of the built form in the countryside and AONB and this will be expected to be addressed through good quality design.

**12.39** Wherever viable, existing buildings should be re-used to avoid additional buildings in the countryside. The location of new buildings like stables, field shelters, and tack storage can easily change the character of an area and should be kept to a minimum. The layout of buildings should seek to contain and enclose yard areas for storage, parking and other activities. The management of manure and waste should take account of the amenities of the neighbouring uses as well as environmental protection requirements.

**12.40** Equestrian development such as new barns and manèges should be sensitively lit. Development that would impact on dark night skies such as barns with extensive glazing and roof lights, floodlit manèges and other intrusive lighting may not be permitted. Sites that are well located to the bridleway network can provide good recreational opportunities.

**12.41** Private stables and loose boxes can have a detrimental visual impact on the character of the countryside particularly where there is an accumulation of other items such as jumps and equipment such as horse boxes. This visual impact may be further compounded if a field has been divided up into a number of horse paddocks, each with an accumulation of equipment. The cumulative impact of proposals will therefore also be taken into account.

**12.42** Proposals for the conversion to residential use of existing disused or redundant buildings in the countryside formerly used for equestrian activities will be considered in accordance with policy DCM25 except where special justification is made in relation to the horseracing industry as set out below.

**12.43** New field shelters and stables erected for leisure purposes will not normally be considered suitable for conversion to residential purposes or commercial purposes. If they are no longer required for the accommodation of horses it is expected that the buildings will be removed. Where necessary, planning conditions or planning obligations will be used to control the permission.

**12.44** The policy makes clear that proposals for equestrian development will need to provide appropriate safeguards to prevent the pollution of ground and surface water. Any applications which lie within the Nutrient Neutrality Zone of the River Lambourn or the River Test, as shown on the Policies Map, will need to provide sufficient information, including appropriate nutrient budget calculations, to show how any net increase in phosphorous/nitrogen will be mitigated to achieve nutrient neutrality.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**North Wessex Downs AONB Horseracing Industry**

**12.45** The North Wessex Downs AONB is home to around 10%<sup>(47)</sup> of Britain's racehorse trainers and the Lambourn area is a nationally important centre of activity for the horseracing industry second only to Newmarket. The horseracing industry is one of the strongest rural industries in the district, employing over 700 people and contributing £22 million each year to the economy. Substantial investments in recent years, including the upgrading of the public gallops by the Jockey Club Estates and other training yards, has also enhanced Lambourn's status within the industry. The industry has long been a fundamental part of the character of Lambourn and the surrounding villages with the Lambourn Valley sometimes referred to as 'The Valley of the Racehorse'. The traditional gallops landscape and views of racehorses training are valued features of the character of the area.

**12.46** The policy aims to allow for the sensitive development and growth of the horseracing industry whilst conserving environmental quality and countryside character. This includes the built and natural form, and social and economic aspects such as the influence of the horseracing industry as part of the local economy which gives Lambourn its unique character. Outside of settlements, preference will be given to proposals that seek to locate within valleys and avoid development on hilltops or ridgelines. Equine buildings on sites which are open, exposed, elevated or sloped are likely to have particular landscape impacts that may make it difficult to achieve sensitive design solutions.

**12.47** The policy aims to prevent pressure for redevelopment of existing facilities to other uses, and fragmentation of existing sites. These pressures could lead to the decline of the industry locally, threaten the character and form of settlements, and increase pressure for replacement facilities in environmentally sensitive areas. Protecting training yards from development for alternative uses is particularly important in difficult times for the Industry.

**12.48** The variety in yard sizes is an important feature for the industry in this area and this can help support the start-up of new trainers. Throughout a trainer's career they will require different sized yards at different times for a variety of reasons, and a range of yard sizes allows them to move within the same area, retaining access to local gallops, staff and owners. A small yard could range in size from 10 to 40 horses and could work with as few as six boxes. Given the Rules of Racing<sup>(48)</sup>, it is difficult to sub-divide yards. As such, spare box capacity does not demonstrate an ability to go without certain individual yards which are important for new trainers and for those who are down-sizing their operations.

**12.49** Access to gallops is important for yards and opportunities for improving access routes should be fully explored before a yard is considered for re-use or redevelopment. In considering access to gallops, a trainer would consider safety of the horses and the time taken to get to the gallops which will depend on the number of horses in training, how many riders are used, and how many outings to the gallops are needed. Some trainers will depend upon the gallops provided and maintained by the Jockey Club Estates.

**12.50** In terms of interpreting the policy, existing establishments or facilities includes land and buildings relating to the horseracing industry, including residential development.

**12.51 Suitability test:** In considering the suitability of existing establishments, the key factors to consider will be:

- a. The location of the site relating to the form and character of the settlement;
- b. The existing range of facilities on the site and their adequacy for the purpose of training and/or breeding horses, or their capability for adaptation to meet such needs;
- c. The availability of and access to (including the potential for improved access) suitable gallops and training areas;
- d. The impact on local roads including the safety of horses and riders and traffic using the highway; and
- e. 5. the availability of sources of labour and the accommodation of personnel on site or in the locality.

**12.52** It is not the intention of the policy to retain training and breeding establishments that are no longer appropriate. The Council accepts that it cannot control the closure of businesses where there is little or no support and which are not economically viable. However, it can ensure that race horseracing industry facilities are not displaced by redevelopment or changes to other land uses without first considering the consequences and potential loss to the industry. It can also ensure that applications for re-use or redevelopment should conserve the character and amenities of the settlement, the landscape and rural quality of the surrounding countryside and not materially harm the availability of local employment opportunities.

47 A study of the key effects of the horseracing industry on the North Wessex Downs Area of Outstanding Natural Beauty [www.northwessexdowns.org.uk](http://www.northwessexdowns.org.uk)

48 Rules of racing by British Horseracing Authority are available to view at <http://rules.britishhorseracing.com>

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**12.53 Necessity test:** Proposals for redevelopment or change of use will need to demonstrate the absence of harm to the horseracing industry through the loss of the existing facility. In order to show that there is no longer a demand for the yard or facility in that particular location development proposals will be required to provide:

- A robust assessment which clearly demonstrates the absence of demand for the existing use and the absence of demand for an alternative horseracing industry related use (which should be the first priority);
- An assessment of the existing contribution that the facility makes to the horseracing industry, or in the case of a vacant site, the last known contribution;
- In the case of a derelict/vacant site, an assessment of the reasons for dereliction including a history of the previous uses and the attempts made to reuse it for horseracing industry related uses; and
- A robust marketing plan, to the satisfaction of the Council, as evidence to show that all reasonable attempts have been made to sell or let the site at a realistic price. Its scope should be agreed with the Council in advance but it would be expected to cover a sufficient period, show that the site has been marketed at an appropriate value and has been advertised in publications that are accessible to the horseracing industry.

**12.54** Proposals for fragmentation of existing establishments and facilities should not adversely affect the operational use of the site or the industry as a whole. It is important to retain a supply of yards which are of various sizes to allow for market churn, ensuring the facilitation of start-up businesses as well as established businesses. The loss of a facility should therefore not detrimentally alter the critical balance and/or range of yard sizes available in the area.

**12.55** It is acknowledged that there is a need in some circumstances to provide accommodation close to hand in order to provide 24 hour supervision as part of licensing requirements, or for the effective running of an establishment. It is the Council's preference for workers to be accommodated within existing nearby villages, so as to contribute to the overall sustainability of settlements and limit development in the countryside. Whilst racing charities provide some subsidised and/or hostel accommodation in the area, it is recognised there is still a specific need for affordable single person accommodation in Lambourn.

### **Newbury Racecourse**

For Newbury Racecourse, the policy aims to ensure that the Racecourse maintains its status as a premier sporting and major events venue. The policy seeks to allow for sensitive development of the Racecourse and surrounding areas which do not have a negative impact upon the ability of the Racecourse to continue operations as normal or restrain appropriate and sustainable expansion opportunities in the future. The consideration of neighbour amenity will be an important issue when considering development proposals in support of events not related to the horseracing industry.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM38****Development on Existing Educational and Institutional Sites in the Countryside**

Development at existing educational and institutional sites in the countryside will be supported provided it complies with the following criteria:

- a. It is demonstrated to the satisfaction of the Council that such development is necessary to meet the reasonable needs and operational requirements of existing educational and institutional establishments;
- b. There are no existing buildings or accommodation within the site or wider ownership of the establishment, or in proximity that can reasonably be used;
- c. It is proportionate to the size and nature of the existing establishment;
- d. The design respects local building styles and materials;
- e. Any buildings, structures and curtilage treatments are appropriate in terms of siting, scale, form, massing, character and appearance, having regard to the local environment and setting within the wider landscape. Development should positively reinforce local distinctiveness;
- f. New or replacement buildings are located within or adjoining existing buildings or groups of buildings;
- g. It does not harm the significance of a heritage asset or its setting or assets of archaeological interest in the area; and
- h. It would not generate traffic of a type or amount inappropriate for the rural roads, byways or restricted byways, affected by the proposal or require improvements to these roads, byways or restricted byways which could be detrimental to their rural character.

**Supporting text**

**12.56** Rural West Berkshire contains a number of existing educational and institutional establishments, including boarding schools. These establishments are found in a number of locations, some wholly within the countryside and some partly outside a defined settlement. Bradfield College is an example of an establishment partly within a defined settlement boundary, with some educational buildings and staff accommodation outside of the defined settlement boundary. Pangbourne College and Brockhurst School are examples of establishments outside of a defined settlement boundary.

**12.57** The National Planning Policy Framework outlines that local planning authorities should take a 'proactive, positive and collaborative approach' to ensure a sufficient choice of school places to meet the needs of existing and new communities. This statement is in the context of all educational settings, within and outside of settlement boundaries.

**12.58** The policy therefore makes provision for development required for educational, and institutional, establishments subject to complying with the criteria. This strikes a balance between the restriction on development in the countryside and the operational requirements of such establishments, whilst considering the impact on landscape and local infrastructure. It is necessary for an educational or institutional establishment to justify its need for additional facilities or accommodation as part of a planning application. It is expected that as part of this justification applicants provide details of searches for making use of existing accommodation on site or in the locality. An 'estate plan' or 'development framework' can be particularly helpful in identifying potential opportunities in a holistic way. In order to encourage partnership working and to aid decision making, when considering proposals for development within educational or institutional establishments, positive regard will be had to proposals which are part of a 'estate plan' or 'development framework' that has been endorsed by the Council. Policy DM1 is also applicable in considering applications for staff accommodation in locations in the countryside, in terms of infill. Policy DM26 is applicable for replacement dwellings.

**12.59** In the case of new staff or student accommodation planning conditions may be applied, or the applicant will be required to enter into a legal agreement, to ensure that such accommodation remains ancillary to the main use of the site and to ensure that such accommodation is not sold off separately to be followed by applications for further housing or residential accommodation.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM39****Local Community Facilities**

Development proposals for new and/or the expanded provision of local community facilities will be supported where the proposal complies with the following criteria:

- a. A local need can be demonstrated;
- b. It is accessible and inclusive to the local community it is intended to serve;
- c. It is of a high quality design and proportionate in scale to the local area;
- d. It has been subject to prior meaningful local community engagement; and
- e. Appropriate consideration has been given to the use of shared spaces, the re-use and/or redevelopment of existing buildings within the local community.

Proposals which would result in the loss of an existing local community facility will only be permitted where it can be clearly demonstrated that:

- i. It is no longer viable to retain the facility in its current use; or
- ii. The facility is no longer needed and any need arising from its loss can be accommodated within easily accessible existing facilities, or
- iii. To outweigh the loss of the existing facility, the proposal will deliver equivalent or, where possible, greater community benefit which is easily accessible to the community it is intended to serve.

The Council will support local communities who seek to provide and/or retain local community facilities through the Community Rights agenda.

**Supporting text**

**12.60** The provision and retention of local community facilities is essential to the creation of sustainable communities, particularly in our rural areas. These facilities play an important role in providing for day-to-day living, as well as positively contributing towards wellbeing and social cohesion.

**12.61** The NPPF is clear that local planning policies should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments. Planning policies should also guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.

**12.62** For the purposes of this policy, local community facilities include:

- Shops selling essential goods;
- Halls or meeting places for the principal use of the local community;
- Places of worship;
- Cultural buildings;
- Areas or places for community outdoor sport or recreation;
- Public houses;
- Post offices;
- Public health care facilities, including GP surgeries, dental practices and pharmacies.

**Provision of local community facilities**

**12.63** This policy seeks to support suitable proposals for the provision of local community facilities in order to enable communities to meet their day-to-day needs. The provision of such facilities will allow local communities to thrive, and reduce the need to travel by car for everyday essentials.

**12.64** It is important that proposals are sensitive to its particular location and proportionate in scale to the local area. Development proposals that deliver inclusive local community facilities through the shared use of space in accessible locations will be encouraged. The re-use and/or redevelopment of existing buildings within the local community will be supported where suitable opportunities exist, especially where sites are physically well-related to existing settlements.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**12.65** Local community engagement is essential to gauge the need for current and proposed local community facilities. Such engagement and consultation should be proportionate to the scale of the proposal.

### Retention of local community facilities

**12.66** The Council, through this policy, will seek to protect and retain local community facilities unless it can be demonstrated that, in order to outweigh the loss, the proposals will deliver equivalent or, where possible, greater community benefit which is easily accessible to the community it is intended to serve, or the facility is no longer viable, or it is no longer needed and any need arising from its loss can be accommodated within easily accessible existing facilities.

**12.67** Where a development proposal could lead to the loss of a local community facility or reduce its functionality and/or viability, applicants must provide justification/evidence for its loss. As part of any assessment it will be essential to gain the views of the local community it is intended to serve, through meaningful community engagement and consultation.

**12.68** Where an applicant wishes to demonstrate that the facility is no longer viable the following information should be provided:

- a. A marketing report that outlines a robust marketing strategy and its results. As a minimum, the market report should outline details of a robust marketing strategy for the site, one which genuinely tests the markets at a realistic price over a period of at least six months. The report must also show, as a minimum:
  - o official confirmation by the marketing agent that the premises were appropriately and extensively marketed with no reasonable offer of sale or rent;
  - o an enquiry log, details of how the enquiry was followed up and a review of why it was unsuccessful; and
  - o evidence of property particulars and extensive advertising, via photos of physical signage and adverts, along with screenshots from online advertisements and accompanying analysis of activity.
- b. A commercial viability study that sets out as a minimum, financial viability details and what measures have been taken in an attempt to return the facility to a viable business. This could include details of commercial initiatives introduced, development proposals for the business etc.

**12.69** Where an applicant wishes to demonstrate that a facility is no longer needed/required and any need arising from its loss can be accommodated within easily accessible existing facilities, an assessment of local need will be required to support such a proposal. This assessment will need to demonstrate, as a minimum, that there are available, accessible and inclusive alternative existing community facilities, of an equivalent or better quality to those lost, which would meet the community need without causing an unreasonable shortfall in local provision.

**12.70** Public houses in particular serve important social, community and economic functions in maintaining the vitality and viability of communities. Public houses also have important links to leisure and tourism, and contribute to the distinctiveness and vibrancy of towns and villages. The loss of a public house from a community can be especially severe if it is the only remaining facility in the area and is a focal point for that community. While the planning system cannot prevent a business from closing, it can positively manage any applications for change of use, including conversions to private dwellings. The Council will encourage the combination of services or activities, such as post offices, shops or related brewing functions with the existing public house use.

**12.71** Any partial loss or subdivision of a local community facility will only be permitted where it can be clearly demonstrated that this will contribute to and/or not prejudice the economic viability or future operation of the facility as a whole. In order to avoid the unnecessary loss of such facilities, this policy applies to any building or the land upon which it sits.

**12.72** The NPPF is clear that proposals for small scale rural development will not be subject to the sequential approach. Where the decision maker has concerns over the scale and/or impact of a proposal in a rural area a sequential assessment and/or impact assessment may be sought.

**12.73** When considering planning permission for new buildings or changes of use to local community facilities, an assessment will be made as to whether planning conditions will be required to limit changes of use which would otherwise be permitted under the Town and Country Planning (Use Classes) Order 1987 (as amended) in order to achieve the objectives of the policy.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### **Community Rights agenda**

**12.74** The Community Rights agenda was introduced as part of the Localism Act in 2011 and includes initiatives such as the Community Right to Bid and the Community Right to Build.

**12.75** The Community Right to Build gives local communities the right to bring forward small-scale community-led developments. This right forms part of the neighbourhood planning provisions. The Community Right to Bid gives local communities the ability to nominate local land or buildings to be included in a list of Assets of Community Value (ACV). This list is held by the Council, and once an asset is listed certain restrictions are then placed upon the owner should they decide to sell the land/building. The Council will support local communities who seek to provide and/or retain local community facilities through the Community Rights agenda.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM40****Public Open Space**

Proposals for residential development of 10 dwellings or more will be required to provide high quality public open space.

Wherever possible, on-site provision will be made to a standard of 3 – 4.3ha per thousand population. Where more appropriate to the circumstances of the site or the open space requirements, off-site provision or a financial contribution in lieu of provision will be considered.

Particular regard will be given to;

- a. The location, size, condition and nature of the land;
- b. The attractiveness, interest, multifunctionality, inclusivity and safety of the design, layout and facilities;
- c. The suitability of the site for an appropriate range of recreational activities both formal and informal, including whether there is undue fragmentation into small areas which would limit their recreational value and potential;
- d. The potential impact it has on protected sites or species and the contribution it makes to achieving biodiversity net gain;
- e. The avoidance of undue disturbance or harm to the amenity of adjoining residents and landowners through the design and layout of the space and distribution of activities within it;
- f. Its easy and safe accessibility from adjoining development areas by foot and cycle, and where necessary, public transport; and
- g. Whether the provision meets anticipated demands for participation now and in the future having regard to any national or Council strategies on leisure and sports provision.

**Supporting text**

**12.76** Public open space is land available to satisfy the recreation and leisure needs of the community. It can fulfil a number of functions including amenity land, Accessible Natural Greenspace (ANG), play areas, informal recreation and leisure or formal sporting activity. It will also fulfil an important function in supporting the overall green infrastructure in the district.

**12.77** The NPPF requires local planning authorities to plan positively for the creation of open space as part of new developments, because it promotes physical activity, positive mental wellbeing and healthy childhood development.

**12.78** New development places additional demands on the supply and resilience of existing open space. It is important that new residential development meets the standards set out in this policy to provide sufficient public open space for new residents.

**12.79** Proposals for new housing will be acceptable only where they include appropriate public open space and recreational provision, both in terms of space and associated facilities / equipment. Where the proposal is for the redevelopment of a previously developed site which includes existing residential dwellings, the net increase in residents will be calculated so that only the additional pressure on open spaces as a result of the development is taken into consideration.

**12.80** The need for public open space provision will be generated by residential schemes of all types including sheltered housing schemes for older persons. Open space that is provided with the intention of being used exclusively by residents will not be an acceptable alternative to public open space provision. The only exception will be for accommodation for the frail elderly and care homes (Use Class C2).

**12.81** This policy may be satisfied through on-site provision, off-site provision, financial contributions or a combination of the three, taking into account local circumstances. In general terms, provision on site is preferred, but it is acknowledged that this is not suitable on all sites or for all types of open space. Ideally public open space provision should be grouped into larger 'park areas' where both formal and informal recreation activities can be properly integrated and managed. Particularly smaller sites are unlikely to be able to provide useable good quality space to the required standard. In applying the public open space standard the Council will not normally accept areas of less than 0.2 hectares (0.5 acres) in size, unless adjoining an existing area where the total together would exceed the minimum viable size.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**12.82** Where off-site provision is made, the space must be made permanently available through formal agreement on other land in the applicant's control which is readily accessible from the development site and appropriate for public open space/recreational use.

**12.83** Financial contributions to the Council in lieu of open space provision will be accepted only where it will be possible to provide new public open space or other appropriate recreation facilities easily accessible to the development site within a reasonable period of time.

**12.84** In assessing the suitability of proposed open space provision, the Council expects not only the quantity standard to be met, but will consider the acceptability of the proposed provision. It will do so by reference to the criteria set out in the policy, and in consultation with relevant Council officers and by reference to relevant Council evidence and strategies.

**12.85** Public open space must provide sufficient diversity and quality to fulfil a variety of recreational roles, both formal and informal, with a balance between them that is appropriate to local needs and circumstances. Generally speaking a scatter of small areas has less recreational potential than one or two larger areas.

**12.86** Open space should form a clearly defined focal point for the development, be fully integrated into the design of the scheme and readily accessible to all potential users including for management and maintenance purposes. Any development briefs or masterplans for sites are expected to make the open space one of the central pillars of the design ethos of the scheme.

**12.87** Public open space should be genuinely available in perpetuity to the public at large. The Council will normally seek the transfer of public open space areas into local authority ownership/control in a condition appropriate for such use, and together with a reasonable sum for their ongoing maintenance.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM41****Digital Infrastructure**

The roll out and continued improvement of digital infrastructure serving all parts of the district will be supported. This includes full-fibre gigabit-capable broadband, 4G and 5G technologies.

Applicants will be required to actively demonstrate that they have considered gigabit-capable broadband and mobile connectivity within their proposals for new residential, employment, and retail developments.

Fibre to the Premises:

- a. All residential developments and all new employment generating development will enable Fibre-to-the-Premises (FTTP) at first occupation;
- b. All new dwellings, including those provided via building conversions, must be designed and constructed in a way that enables them to meet or exceed the government's building regulations relating to the provision of high speed FTTP infrastructure in the home or any subsequent national equivalent standard should the building regulations and/or national policy be reviewed in the future;
- c. Where it can be demonstrated that FTTP is not practical, the fastest viable connection should be delivered as well as ducting to allow future delivery of FTTP.

Telecommunications Infrastructure:

- d. All residential developments and all new employment generating development should consider the mobile telecommunications requirements of the development proposal. This is to ensure that there is sufficient coverage.

Adverse impacts on the successful functioning of existing digital infrastructure shall be avoided. Where this is not possible, appropriate mitigation shall be provided.

**Supporting text**

Digital infrastructure comprises of physical telecommunications components such as fixed broadband and mobile connectivity. High quality digital infrastructure is key to ensuring economic growth and social inclusion, and this is recognised in the NPPF.

**12.88** The NPPF expects planning policies and decisions to support the expansion of digital infrastructure. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments, as these connections will, in almost all cases, provide the optimum solution.

**12.89** In March 2020, the government stated its intention to amend Building Regulations to require all new build developments to have the physical infrastructure to support gigabit connections. At the time of writing building regulations remain unchanged. However the LPR policy has had regard to this.

**12.90** The six Berkshire authorities <sup>(49)</sup>, including West Berkshire District Council, are implementing a Digital Strategy and have set-out a "Connected Berkshire Vision and Strategy" to ensure that over 95% of households and business have access to full fibre coverage (providing Gigabit capable connectivity) and to eliminate all 4G poor coverage areas by 2025. A suite of guidance is being produced by the six authorities to support the Digital Strategy which will act as good practice for developers to help them determine the best solution for their proposals.

**12.91** With this in mind, the Council will expect all new residential and employment generating premises commercial premises to be served by high speed reliable gigabit-capable broadband, wherever possible in the form of fibre to the premises (FTTP), or any new or alternative technologies that may come forward during the lifetime of the Local Plan. Where it is not currently viable to deliver FTTP broadband, the fastest viable alternative connection should be provided, together with adequate ducting to allow FTTP connections to be made easily at a later date, without the additional costs of retrofitting.

49 <http://www.thamesvalleyberkshire.co.uk/digital-infrastructure-group>

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**12.92** Applications for major residential and employment development will be expected to be supported by a connectivity strategy which demonstrates how the development delivers future-proofed infrastructure and supports sustainable communications services, having regard to the latest appropriate Building Digital UK<sup>(50)</sup> strategy and other relevant industry guidance. Developers should engage with broadband providers at the earliest opportunity to enable the highest possible internet connection speeds to be provided in new developments.

**12.93** The Council will work with the telecommunications industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses, assisting them in delivering their investment plans and securing funding to address any infrastructure deficiencies or barriers, including through the Superfast Berkshire project<sup>(51)</sup>.

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50 <https://www.gov.uk/guidance/building-digital-uk>

51 <http://www.superfastberkshire.org.uk/>



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM42****Transport Infrastructure**

Proposals for new development will be expected to demonstrate the type and level of travel activity likely to be generated. In order to assist in tackling the climate emergency, this travel activity will be expected to be minimised by the design of developments that support low levels of travel with a focus on local journeys that can be made sustainably. Developments will be required to be supported through a range of infrastructure associated with different transport modes. New development will only be supported where the relevant transport infrastructure is delivered in a timely manner. Where required, new developed will be expected to make a contribution to the provision or improvement of a range of transport infrastructure. This transport infrastructure will specifically, but not exclusively, include the following:

- a. Connections and improvements to local pedestrian, cycle and equestrian networks, including access to public transport routes;
- b. Walking, cycling and equestrian infrastructure identified in relevant Local Cycling and Walking Infrastructure Plans;
- c. Secure cycle and motorcycle parking;
- d. Improvements to passenger facilities across a range of transport interchanges;
- e. Provision of real time passenger information at bus stops along key bus routes;
- f. New or improved passenger transport services;
- g. Improvements to the safety and operational capacity of the local road network;
- h. Works to allow the re-use of former railway line alignments as walking, cycling, and equestrian routes; and
- i. Provision of electric vehicle charging points and associated infrastructure.

**Supporting Text**

**12.94** The NPPF states that transport issues should be considered at the earliest stage of development proposals, so that the potential impact on transport networks can be addressed, that opportunities from existing and proposed infrastructure are realised, and that opportunities to improve walking, cycling and public transport are identified and pursued. At all stages, proposals should consider the need of reducing the need to travel, especially during the working day. Where possible, services and facilities should be located within an acceptable walking distance and cycling distance of new places of employment or residences.

**12.95** The development and delivery of transport infrastructure will need to contribute to the aims of Policy SP23 and relevant Council strategies and plans, such as the West Berkshire Environment Strategy, July 2020 and the Local Transport Plan. There is a need for development to assist in the provision of deliverable measures that will contribute towards modal shift to sustainable modes of travel for residents and employees of both new development, and if possible, for existing communities.

**12.96** The Council actively seeks to further develop walking, cycling, and equestrian networks in the District to encourage more travel by sustainable modes. As part of this, Local Cycling and Walking Infrastructure Plans (LCWIPs) identify specific walking and cycling improvements on key corridors. These are largely centred on the urban areas with one covering Newbury and Thatcham urban area and the other including the Eastern Urban Area. For the latter plan the Council has partnered with Reading and Wokingham Borough Councils in the development of a LCWIP for the wider Reading urban area. The LCWIPs will be used to inform the Council's own future investment strategies and CIL funding bids as well as to guide the delivery of the most appropriate walking, cycling, and equestrian infrastructure to support new development.

**12.97** The Council as both local planning and local highway authority will need to ensure that development proposals will not result in an unacceptable impact for any user of both the local and strategic road networks.

**12.98** Whilst it is anticipated that the majority of development will be focused in existing urban areas and within settlement boundaries, it is important that improvements are also sought to encourage sustainable leisure and recreational opportunities in the rural areas of the District. Specifically this could include opportunities to replace that part of the former Didcot, Newbury & Southampton railway line to provide between Hermitage and Hampstead

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Norreys, a route for both leisure and potentially commuter use, incorporating existing minor roads and bridle ways as a walking, cycling, and equestrian route. Opportunities at other locations, including use of the Kennet and Avon Canal towpath, will be sought where applicable).

**12.99** The provision of electric vehicle charging points and associated infrastructure supports the need for readiness for the banning the sale of new petrol, diesel or hybrid cars in the UK, which will occur during the lifetime of the plan, by 2030. While the provision of such infrastructure will be mandated in developments, developers will be encouraged to go further to help achieve a comprehensive public charging network in public car parks, supermarkets and retail parks, railway stations, and where is safe to do so, at petrol filling stations. The provision of such infrastructure is essential to contribute towards the achievement of a zero carbon West Berkshire by 2030.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM43****Theale Rail-road Transfer Site**

The rail-road transfer site at Theale is reserved solely for those industries which require a rail-road transfer facility and access to the highway network.

Redevelopment for any uses not expressly for this purpose will not be permitted.

**Supporting text**

**12.100** The rail-road transfer site at Wigmore Lane, Theale, is an important infrastructure facility within the District allowing for the transfer of goods from rail to road. The facility is primarily an aggregates terminal and the Minerals and Waste Local Plan (2022-2037) safeguards the site to ensure the supply of minerals and the continued export of minerals from the District by road. Any non-mineral and waste development on the site would need to comply with Policy 9 of the Minerals and Waste Local Plan.

**12.101** Nonetheless, transport of consumer goods by rail continues to be important for the local economy and the site should be protected for those industries which require a rail-road transfer facility and access to the highway network.

**12.102** The extent of the rail-road transfer site is defined on the Policies Map.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM44****Parking**

Parking provision in association with development will be required to ensure that all modes have the facilities they require and that the balance of provision of these facilities between different modes reflects the need for travel activity to minimise carbon emissions and environmental harm.

Cycle and motorcycle parking should 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 different types of development.

Electric vehicle charging points will be required to be installed for all development in line with requirements of the English Building Regulations as a minimum. These charging points may vary from communal points where there are shared parking areas in non-residential developments or for developments of flats, to individual points associated with houses. Details of how these charging points should be delivered and where there are opportunities to go beyond the minimum standards are set out in the Council's guidance 'Electric Vehicle Charging Points for new development'. This must be taken into account when planning new development.

**Non-residential parking**

In addition to cycle and motorcycle parking and adequate provision of spaces for electric vehicles to plug-in, priority should be given to provision for other ultra-low emission vehicles, car sharing spaces and car club vehicles.

The level of vehicular parking required will be judged on a case by case basis and will take account of:

- a. The accessibility of the development;
- b. The type, mix and use of development;
- c. The availability of and opportunities for public transport;
- d. Local car ownership levels; and
- e. Other locally specific issues.

**Residential Parking for New Development**

The layout and design of parking spaces should follow the parking design guidance included within the Council's 'Highway Design Guidance for Residential Development' in order that good quality homes and neighbourhoods are created.

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 settlements zone are detailed on the accompanying maps (as set out in Appendix 5) and Zone 3 covers all other parts of the District.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Bedrooms	Flats (+1 additional space per 5 flats for visitors)			Houses			
	1	2	3	1	2	3	4
Zone 1	0.75	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
Eastern urban settlements zone	1.5		2	1	2	2	3

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.

Houses of multiple occupation represent special cases and will be dealt with on an individual basis.

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.

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.

### Travel Plans

The levels of parking for different modes as set out in this policy are required irrespective of whether the implementation of travel plan measures are associated with any given development.

Travel Plan measures will be required to be implemented in relation to most non-residential developments where a Transport Assessment is required as set out in Policy SP23.

For residential developments of 60 or more dwellings travel plan measures will be required to be implemented. Where appropriate, any development below 60 dwellings may be requested to implement travel plan measures. The judgement regarding the need for travel plan measures lies with the Council and will take into account any relevant specific local circumstances.

Residential developments of 10 or more dwellings will be required to provide new residents with a travel information pack containing relevant details to inform residents of their travel choices and encourage sustainable travel.

## Supporting Text

**12.103** The provision of the appropriate levels of parking for different modes and purposes will remain a balancing act. Sufficient parking should be provided so that there is not an undue impact on the safety and operation of the surrounding local transport networks, however, the provision of plentiful parking spaces can encourage undesirable higher levels of car ownership and usage which does not accord with the Council's declared climate emergency.

**12.104** The way in which different parking areas are designed are important factors in creating good quality environments in the areas where people work and especially where people live. The residential parking standards included in this policy, along with the West Berkshire Highway Design Guidance for Residential Development, seeks to ensure the delivery of good quality neighbourhoods for West Berkshire.

**12.105** 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 5. As part of the ongoing assessment work linked to this policy, the details of this appendix are under review.

**12.106** The levels of parking for residential areas and the relevance of the zones have been developed following survey work from across the District covering different types of existing residential neighbourhoods.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Table 9 Parking zones for residential areas**

Zone	Description	Areas
<b>Zone 1</b>	Core Town Centres plus 5 minute walking zone	Newbury and Thatcham
<b>Zone 2</b>	Communities with 500m buffer outside the adopted settlement boundary.	Newbury, Thatcham, Hungerford, Pangbourne and Theale outside any relevant Zone 1 to adopted settlement boundary, plus 500m buffer
<b>Zone 3</b>	Remainder of the District	All areas of the District not within Zone 1, Zone 2 or the Eastern urban settlements zone
<b>Eastern urban settlements zone</b>	The area of our eastern most settlements bordering the western administrative boundary of Reading Borough Council with a 500m buffer outside the adopted settlement boundary.	Calcot, Tilehurst and Purley-on-Thames

**12.107** The increase use of low emission vehicles will help contribute to the need to decarbonise the transport sector as part of tackling the global Climate Change issue. The UK government currently has a target to ban the sale of new petrol and diesel cars from 2030. Therefore, the parking policy actively seeks the provision of electric vehicle charging points in both residential and non-residential developments. The provision of electric vehicle charging points in new developments is due to be incorporated into the English Building Regulations in 2022. The Council has also produced its own guidance for developers to help outline what the Council will expect to be provided.

**12.108** Although around 80% of electric vehicle charging is expected to take place at home, there is a need to ensure that development assists in creating a more comprehensive public charging network, particularly in proximity to major route corridors and at leisure and retail areas. The Council will look for opportunities for development to contribute to the improvement of wider public charging networks where appropriate.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Policy DM45****Travel Planning**

Travel planning measures will be required to be implemented in relation to most non-residential developments where a Transport Assessment is required as set out in Policy SP23.

For residential developments of 60 or more dwellings travel plan measures will be required to be implemented. Where appropriate, any development below 60 dwellings may be requested to implement travel planning measures. The judgement regarding the need for travel planning measures lies with the Council and will take into account any relevant specific local circumstances.

Residential developments of 10 or more dwellings will be required to provide new residents with a travel information pack containing relevant details to inform residents of their travel choices and encourage sustainable travel.

Where developments are required to develop travel plan measures, it is expected that necessary targets will be set to restrict single occupancy vehicle journeys and to increase sustainable travel, and undertake regular monitoring and reporting in line with the requirements of the Council.

**Supporting text**

**12.109** The way in which we are travelling and how we live our lives is changing and is likely to continue to change throughout the plan period as we respond to the Climate Change Emergency. The decarbonisation of transport will play a key part as we prioritise the encouragement of active and sustainable travel, and make provision for the growth in ownership of electric vehicles and the influence of emerging technologies.

**12.110** Therefore, managing the travel needs of new development will be a key consideration in helping to minimize single occupancy vehicle journeys and lessening the negative impacts of traffic generation on local highway networks and communities. Travel planning measures are an effective means of encouraging safe, healthy and sustainable methods of travel. They also offer people with more choice in how they travel, particularly for those without access to a car.

**12.111** Travel Plan planning measures fulfill an important role in encouraging the uptake of sustainable and active travel and supporting the use of the various infrastructure and facilities built into developments – both residential and non-residential. Such measures could include but are not limited to: cycle training and promotion, personalised travel planning, discounted or taster tickets for bus or rail travel, car clubs and car sharing.

**12.112** All Travel Plans will be expected to contain targets to reduce single occupancy vehicle journeys and develop measures to increase use of sustainable travel choices. Effective monitoring will be critical to ensuring that Travel Plans and the individual measures contained within are robustly delivered and that there is a regular review to process to ensure that progress towards meeting headline targets is being achieved. Results of monitoring and reviews of progress will need to be submitted to the Council, with an outline of remedial measures that could be implemented if monitoring suggests that targets are not on-track to be achieved.

**12.113** The Council recognises that the preparation and sustained implementation of travel planning measures can pose an onerous demand for developers to fulfill their Travel Plan obligations in accordance with that agreed as part of the development management process. Therefore the Council is currently an alternative approach where travel plans are required, whereby developers would have an option to allow the Council to have responsibility for developing and delivering travel planning measures (although developers will still be expected to provide the necessary hard infrastructure associated with development). This would be secured by means of a set financial contribution (for instance on a cost per unit basis), in lieu of producing and delivering a Travel Plan. Details of the new approach for travel planning, and the options for developers, will be outlined in a specific Travel Planning SPD.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Appendix 1 Monitoring and Delivery

1.1 The purpose of monitoring is to assess whether the policies of the LPR 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.

1.2 The Monitoring Framework below sets out how the policies in the LPR will be monitored. Monitoring indicators are drawn directly from the strategic objectives of the LPR and targets indicate how these objectives could be met. Related policies in the LPR are identified, and for each objective the achievement of targets will be assessed. The effectiveness of policies should be assessed, wherever possible, against measurable targets. Where it is not possible to set meaningful local targets, national targets may be appropriate. Some policies aim to deliver a qualitative rather than a quantitative outcome. In such instances it is appropriate to monitor whether the policy is delivering the intended trend or direction of travel. For some policies measurable targets may be set through subsequent Supplementary Planning Documents.

1.3 Data collected and subsequent analysis will also inform the review process in accordance with paragraph 33 of the NPPF which states ‘Reviews should be completed no later than five years from the adoption date of a plan and should take into account changing circumstances affecting the area, or any relevant changes in national policy’.

1.4 The Council produces Authority Monitoring Report containing assessment of the policies in the LPR. 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 Authority Monitoring Report will be produced on an annual basis and will be published on the Council's website<sup>(52)</sup>.

**Table 10 Monitoring Indicator 1 - Climate Change**

1. Climate Change			
To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.			
Related Policies: SP1, SP5, SP6, SP7, SP10, SP11, SP23, RSA1-23, ESA1-6, DM4			
Key Policy Outcome	Delivery Indicators	Target	Where presented
All new residential developments of one or more dwellings and new non-residential development of 100sqm or more to achieve net zero carbon emissions	Number and percentage of residential development (one or more dwellings) applications approved which are supported by an Energy Statement and to achieve at least 63% reduction in carbon emissions	100% of eligible applications	Authority Monitoring Report / Environment Strategy Annual Progress Report
	Number and percentage of non-residential development applications (100sqm or more) approved to achieve BREEAM Excellent	100% of eligible applications	Authority Monitoring Report / Environment Strategy Annual Progress Report
	Number and percentage of residential refurbishment applications of 10+ dwellings approved to achieve BREEAM Domestic Refurbishment Excellent	100% of eligible applications	Authority Monitoring Report / Environment Strategy Annual Progress Report

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**1. Climate Change**

To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.

Related Policies: SP1, SP5, SP6, SP7, SP10, SP11, SP23, RSA1-23, ESA1-6, DM4

Key Policy Outcome	Delivery Indicators	Target	Where presented
All new residential developments of one or more dwellings and new non-residential development of 100sqm or more to address any residual carbon emissions by contribution towards carbon offsetting scheme where development proposal cannot demonstrate that it is net zero carbon	Amount of funds spent, types of projects funded, and amount of CO <sup>2</sup> saved from contribution towards carbon offsetting scheme secured through Section 106 Agreement	No target, maximise contribution	Authority Monitoring Report / Environment Strategy Annual Progress Report
To support proposals for renewable, zero and low carbon energy technologies to achieve net zero carbon	Number and percentage of residential development (one or more dwellings) applications approved which include renewable, zero and low carbon energy technologies	No target, assess trends	Authority Monitoring Report / Environment Strategy Annual Progress Report
	Number and percentage of non-residential development (100sqm or more) applications approved which include renewable, zero and low carbon energy technologies	No target, assess trends	Authority Monitoring Report / Environment Strategy Annual Progress Report

**Table 11 Monitoring Indicator 2 - Housing**

**2. Housing**

To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations.

Related Policies: SP1, SP2, SP3, SP4, SP12, SP13, SP14, SP15, SP16, SP17, SP18, SP19, RSA1-25, DM1, DM2, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24, DM25, DM26, DM27, DM28, DM29, DM30, DM31, DM33

Key Policy Outcome	Delivery Indicators	Target	Where presented
To meet the housing requirement to 2039	Number of net dwellings completed	Housing Delivery of at least 538 net dwellings per annum for the period 1 April 2022 to 31 March 2039	Authority Monitoring Report

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

2. Housing			
To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations.			
Related Policies: SP1, SP2, SP3, SP4, SP12, SP13, SP14, SP15, SP16, SP17, SP18, SP19, RSA1-25, DM1, DM2, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24, DM25, DM26, DM27, DM28, DM29, DM30, DM31, DM33			
Key Policy Outcome	Delivery Indicators	Target	Where presented
To maintain Five Year Housing Land Supply	Housing trajectory which includes a sufficient supply of deliverable sites for the first five years	To maintain at least a 5 year supply of deliverable housing sites	Five Year Housing Land Supply Report
Development on allocated housing sites	Net dwellings completed and development progress on allocated housing sites	Phased development to maintain housing land supply	Authority Monitoring Report / Five Year Housing Land Supply Report
	Windfall Permissions and net dwellings completed including prior approvals	No target, assess trends	Authority Monitoring Report / Five Year Housing Land Supply Report
To optimise the use of previously developed land	Number and percentage of new and converted dwellings completed on previously developed land	No target, assess trends	Authority Monitoring Report
To direct development within existing settlements and to follow the settlement hierarchy	Number and percentage of net dwellings completed and permitted within settlement boundaries	Housing focused in existing settlements within settlement boundaries and in accordance with settlement hierarchy	Authority Monitoring Report
	Number of net dwellings completed and permitted in settlements within settlement hierarchy		Authority Monitoring Report
To provide affordable housing to meet local needs	Number of net affordable housing completed by tenure including First Homes	30-40% on site of 10+ dwellings; 20% on site of 5-9 dwellings	Authority Monitoring Report
	Number of applications approved to include off-site contribution to affordable housing	100% of eligible applications	Authority Monitoring Report
To deliver a mix of housing types and sizes to reflect local needs, including those with specialist requirements	Number of net dwellings completed by dwelling size	To deliver a mix of housing types and sizes to reflect local needs	Authority Monitoring Report
	Number of net dwellings completed that are self-and custom-build		Authority Monitoring Report



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**2. Housing**

To provide a range of sites to ensure that the District's housing needs and aspirations are met by providing a range of market, affordable and specialist housing types, tenures and sizes in appropriate and sustainable locations.

Related Policies: SP1, SP2, SP3, SP4, SP12, SP13, SP14, SP15, SP16, SP17, SP18, SP19, RSA1-25, DM1, DM2, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24, DM25, DM26, DM27, DM28, DM29, DM30, DM31, DM33

Key Policy Outcome	Delivery Indicators	Target	Where presented
	Number of net dwellings or bedspace completed for older people and disabled people (C2 and C3 use class)		Authority Monitoring Report
Development of sites for Gypsies, Travellers and Travelling Showpeople	Number of net additional pitches or plots for Gypsies, Travellers and Travelling Showpeople	To meet identified need	Authority Monitoring Report
Development within the Land Use Planning Consultation Zones in accordance with Office for Nuclear Regulation advice	Number of net dwellings completed and permitted in the Detailed Emergency Planning Zone (DEPZ) of AWE Aldermaston and AWE Burghfield	To take account of Office for Nuclear Regulation advice in the interests of public safety	Authority Monitoring Report

**Table 12 Monitoring Indicator 3 - Sustainable and Quality Development, Green Infrastructure and Healthy Living**

**3. Sustainable and Quality Development, Green Infrastructure and Healthy Living**

To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.

Related Policies: SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP10, SP11, SP16, SP17, RSA1-23, DM3, DM5, DM6, DM7, DM8, DM15, DM40

Key Policy Outcome	Delivery Indicators	Target	Where presented
To ensure development within areas of flood risk will only be accepted if there are no suitable and available sites at a lower flood risk	Number of net dwellings completed and permitted within Flood Zones 2 and 3	No increase in properties at risk from flooding	Authority Monitoring Report
To safeguard local green space, as identified in the neighbourhood plans	Any gains and losses of designated local green spaces	No loss of designated local green spaces	Authority Monitoring Report

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**3. Sustainable and Quality Development, Green Infrastructure and Healthy Living**

To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.

Related Policies: SP1, SP2, SP3, SP4, SP5, SP6, SP7, SP8, SP10, SP11, SP16, SP17, RSA1-23, DM3, DM5, DM6, DM7, DM8, DM15, DM40

Key Policy Outcome	Delivery Indicators	Target	Where presented
To identify local green infrastructure requirements on allocated housing sites	Delivery of local green infrastructure in accordance with the housing site allocation policies	To meet local green infrastructure requirements in accordance with the housing site allocation policies	Authority Monitoring Report
All residential development of 10 dwellings or more to provide public open space	Number and percentage of residential development applications approved of 10 dwellings or more which provide public open space through on-site provision, off-site provision or financial contributions	100% of eligible applications	Authority Monitoring Report
Development does not lead to adverse effect on air quality	Number of Air Quality Management Areas (AQMAs) declared	No extensions to existing AQMAs and no new AQMAs declared	West Berkshire Air Quality Annual Status Report / Authority Monitoring Report
	Annual Mean Nitrogen Dioxide Concentrations for AQMAs	Not to exceed the Nitrogen dioxide (NO2) Annual Mean Objective of 40 µg/m3	West Berkshire Air Quality Annual Status Report / Authority Monitoring Report

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Table 13 Monitoring Indicator 4 - Economy and Town Centres**

4. Economy and Town Centres			
<p>To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities.</p> <p>To enhance the vitality and viability of town and district centres in West Berkshire as places for shopping, leisure and community activities.</p> <p>Related Policies: SP1, SP2, SP3, SP4, SP20, SP21, SP22, ESA1-6, DM1, DM2, DM32, DM33, DM34, DM35</p>			
Key Policy Outcome	Delivery Indicators	Target	Where presented
To meet the identified need for employment land to 2039	Net office (Class E g (i)(ii)) floorspace completed and permitted	Provision for 51,000 sqm of office (Class E g (i)(ii)) floorspace for the period 1 April 2022 to 31 March 2039	Authority Monitoring Report
	Net industrial, storage and distribution (Classes E g(iii), B2 and B8) floorspace completed and permitted	Provision for 90,730 sqm of industrial, storage and distribution (Classes E g(iii), B2 and B8) floorspace for the period 1 April 2022 to 31 March 2039	Authority Monitoring Report
Development on allocated employment sites	Net employment floorspace completed and development progress on allocated employment sites	To meet the identified need for employment land to 2039	Authority Monitoring Report
Optimise the use of previously developed land	Amount and percentage of net employment floorspace completed on previously developed land	No target, assess trends	Authority Monitoring Report
Encourage the redevelopment and regeneration of land within Designated Employment Areas and to safeguard all Designated Employment Areas for business uses or development	Net employment floorspace completed and permitted within Designated Employment Areas	No net loss of employment floorspace within Designated Employment Areas	Authority Monitoring Report
	Net loss of employment floorspace to residential use through prior approvals within Designated Employment Areas	No target, assess trends	Authority Monitoring Report
Development within the Land Use Planning Consultation Zones in accordance with Office for Nuclear Regulation advice	Net employment floorspace completed and permitted in the Detailed Emergency Planning Zone (DEPZ) of AWE Aldermaston and AWE Burghfield	To take account of Office for Nuclear Regulation advice in the interests of public safety	Authority Monitoring Report
To direct retail, leisure and hospitality related development to town and district centres	Net floorspace for main town centre uses completed and permitted within town and district centres	No target, assess trends	Authority Monitoring Report

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

<b>4. Economy and Town Centres</b>			
To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities.			
To enhance the vitality and viability of town and district centres in West Berkshire as places for shopping, leisure and community activities.			
Related Policies: SP1, SP2, SP3, SP4, SP20, SP21, SP22, ESA1-6, DM1, DM2, DM32, DM33, DM34, DM35			
Key Policy Outcome	Delivery Indicators	Target	Where presented
	Retail vacancy rates within town and district centres	No target, assess trends	Authority Monitoring Report

**Table 14 Monitoring Indicator 5 - Culture and Heritage**

<b>5. Culture and Heritage</b>			
Together with partners, to develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.			
To conserve and enhance the local distinctive character, identity, significance and special interest of the built, historic and natural environment in West Berkshire's towns, villages and countryside.			
Related Policies: SP1, SP2, SP3, SP5, SP7, SP8, SP9, DM9, DM10, DM11, DM12, DM13, DM14			
Key Policy Outcome	Delivery Indicators	Target	Where presented
To conserve and enhance the built and historic environment including cultural and heritage assets	Number of Conservation Areas and percentage with up to date Conservation Area Appraisal	All Conservation Areas to have Conservation Area Appraisal	Authority Monitoring Report
	Number of Listed Buildings	No net reduction of Listed Buildings	Authority Monitoring Report
	Number of Scheduled Monuments	No net reduction of Scheduled Monuments	Authority Monitoring Report
	Number of Registered Parks and Gardens	No net reduction of Registered Parks and Gardens	Authority Monitoring Report
	Number of Registered Battlefields	No net reduction of Registered Battlefields	Authority Monitoring Report
	Number and details of sites identified on the Heritage at Risk Register	Decrease in numbers	Authority Monitoring Report

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**5. Culture and Heritage**

Together with partners, to develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.

To conserve and enhance the local distinctive character, identity, significance and special interest of the built, historic and natural environment in West Berkshire's towns, villages and countryside.

Related Policies: SP1, SP2, SP3, SP5, SP7, SP8, SP9, DM9, DM10, DM11, DM12, DM13, DM14

Key Policy Outcome	Delivery Indicators	Target	Where presented
	Number of non-designated heritage assets identified on the local list and in neighbourhood plans	No net reduction of non-designated heritage assets	Authority Monitoring Report

**Table 15 Monitoring Indicator 6 - North Wessex Downs AONB****6. North Wessex Downs AONB**

Together with partners, to continue to conserve and enhance the North Wessex Downs AONB, with appropriate landscape-led development delivering wider environmental, economic and social benefits.

Related Policies: SP1, SP2, SP3, SP6, SP7, SP8, SP10, SP11, SP12, SP15, SP16, SP17, RSA14-23, DM1, DM2, DM5, DM6, DM7, DM8, DM15, DM40

Key Policy Outcome	Delivery Indicators	Target	Where presented
To conserve and enhance the natural beauty of the landscape	No. of major planning applications approved in the North Wessex Downs AONB	To ensure major applications are only granted in accordance with the policy	Authority Monitoring Report
To conserve and enhance sites of biodiversity importance at different levels, promote conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species	Changes in areas of biodiversity importance	To assess trends	Authority Monitoring Report / Thames Valley Environmental Records Centre (TVERC) Annual Monitoring Report
	Changes in the area of UK priority habitats	To assess trends	Authority Monitoring Report / Thames Valley Environmental Records Centre (TVERC) Annual Monitoring Report
	Number of Local Wildlife Sites and Local Geological Sites in positive conservation management	To assess trends	Authority Monitoring Report / Thames Valley



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

<b>6. North Wessex Downs AONB</b>			
<p>Together with partners, to continue to conserve and enhance the North Wessex Downs AONB, with appropriate landscape-led development delivering wider environmental, economic and social benefits.</p> <p>Related Policies: SP1, SP2, SP3, SP6, SP7, SP8, SP10, SP11, SP12, SP15, SP16, SP17, RSA14-23, DM1, DM2, DM5, DM6, DM7, DM8, DM15, DM40</p>			
Key Policy Outcome	Delivery Indicators	Target	Where presented
			Environmental Records Centre (TVERC) Annual Monitoring Report
	Condition of Sites of Special Scientific Interest (SSSIs)	Natural England's objective is to achieve 'favourable condition' status for all SSSIs	Authority Monitoring Report
	Distribution and status of selected species	To assess trends	Authority Monitoring Report / Thames Valley Environmental Records Centre (TVERC) Annual Monitoring Report

**Table 16 Monitoring Indicator 7 - Transport and Infrastructure**

<b>7. Transport and Infrastructure</b>			
<p>To make provision for transport networks that support sustainable growth in West Berkshire and to promote low emission transport choices.</p> <p>To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.</p> <p>Related Policies: SP1, SP3, SP5, SP6, SP7, SP10, SP13, SP14, SP15, SP16, SP17, SP23, SP24, RSA1-23, DM41, DM42</p>			
Key Policy Outcome	Delivery Indicators	Target	Where presented
To deliver the strategic and local infrastructure projects included in the Infrastructure Delivery Plan during the plan period	The progress and delivery of strategic and local infrastructure projects in accordance with the Infrastructure Delivery Plan	To meet the requirements set out in the Infrastructure Delivery Plan	Authority Monitoring Report / Infrastructure Funding Statement

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Appendix 2 Settlement Boundary Review

### Review of settlement boundaries

As part of our Local Plan Review (LPR), we have undertaken a review of the settlement boundaries across the District. Settlement boundaries are a long established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. 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.

The settlement boundary review criteria set out the general principles followed when defining a boundary and give guidance as to what would usually be included and what would usually be excluded.

### Settlement Boundary Review Criteria

The Council took a landscape led approach to the drawing of settlement boundaries.

When reviewing the boundary for any given settlement the Council consulted the following sources, where relevant:

- Landscape Character Assessment for West Berkshire (2019)
- North Wessex Downs AONB Landscape Character Assessment (2002)
- Landscape Sensitivity Studies (2009) for Newbury, Thatcham, Hungerford and West Reading
- Landscape Sensitivity Assessments (2011) for the rural service centres and service villages in the North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Landscape Capacity Assessments (2014 and 2015) for potential housing sites in the AONB
- Historic Landscape Characterisation and Historic Environment Character Zoning (2007)
- Historic Environment Record
- Settlement character studies such as village, town and parish design statements
- Conservation Area Appraisals
- Adopted parish plans and neighbourhood plans

In conjunction with any relevant recommendations from the above studies the Council also applied the following principles in the revision of settlement boundaries:

### Principles of inclusion of land uses

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.

Where practicable and barring the exceptions set out below, boundaries will usually follow clearly defined features such as walls, hedgerows, railway lines and roads. Where possible, preference will be given to using features that are likely to have a degree of permanence as some features can change over time. Where development is on one side of the road only, the settlement boundary will be drawn along the edge closest to the settlement. Some boundaries may also follow along the rear of built development in order to prevent inappropriate development, for instance where dwellings have large back gardens.

### Boundaries will include:

- The main settlement area. i.e. the area of close knit physical character
- Residential sites allocated through the Local Plan and neighbourhood plan processes
- Curtilages which are contained, are visually part of the built up area and are separated from the open or wider countryside
- Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement)
- Existing community facilities (such as churches, schools and village halls) which are physically and visually related to the settlement

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

- Single plots or other similar small scale development opportunities which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing built up area, taking account of any environmental development constraints.

### **Boundaries will exclude:**

- Highly visible areas such as exposed ridges, land forms or open slopes on the edge of settlements
- Open undeveloped parcels of land on the edges of settlements which are not either functionally or physically or visually related to the existing built up area
- Recreational or amenity open space which extends into the countryside or primarily relates to the countryside in form and nature. This includes designated Local Green Space.
- Tree belts, woodland areas, watercourses and other features which help to soften, screen existing development and form a boundary to the settlement
- Areas of isolated development which are physically or visually detached from the settlement and areas of sporadic, dispersed or ribbon development
- Large gardens or other areas, such as orchards, paddocks, allotments, cemeteries and churchyards, which visually relate to the open countryside rather than the settlement
- The extended curtilages of dwellings where future development has the capacity to harm the structure, form and character of the settlement
- Loose knit arrangements of buildings on the edge of a settlement
- Farmsteads, agricultural buildings, or converted agricultural buildings on the edge of a settlement which relate more to the rural context
- Horse related development, minerals extraction, landfill, water features, public utilities (sewage treatment plants, substations) on the edge of a settlement
- Important gaps between developed areas in fragmented settlements. Settlement boundaries do not need to be continuous. It may be appropriate, given the nature and form of a settlement, to define two or more separate elements of it.
- Roads, tracks and public rights of way running along the edge of a settlement.

### **Specific issues to be considered on a site by site basis:**

- The wider setting and important views both into and out of the settlement will, where appropriate, be taken into account
- School playing fields
- Garden centres and plant nurseries
- Employment and leisure uses located on the edge of settlements will be considered according to their scale, functionality, visual and physical relationship to the settlement.
- Existing commitments for built development where development is underway and built out or substantially built out will be considered according to their scale and physical relationship with the settlement.

The following settlements now have defined boundaries which are shown on the Policies Map:

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

**Table 17 Settlements with defined settlement boundaries**

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

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

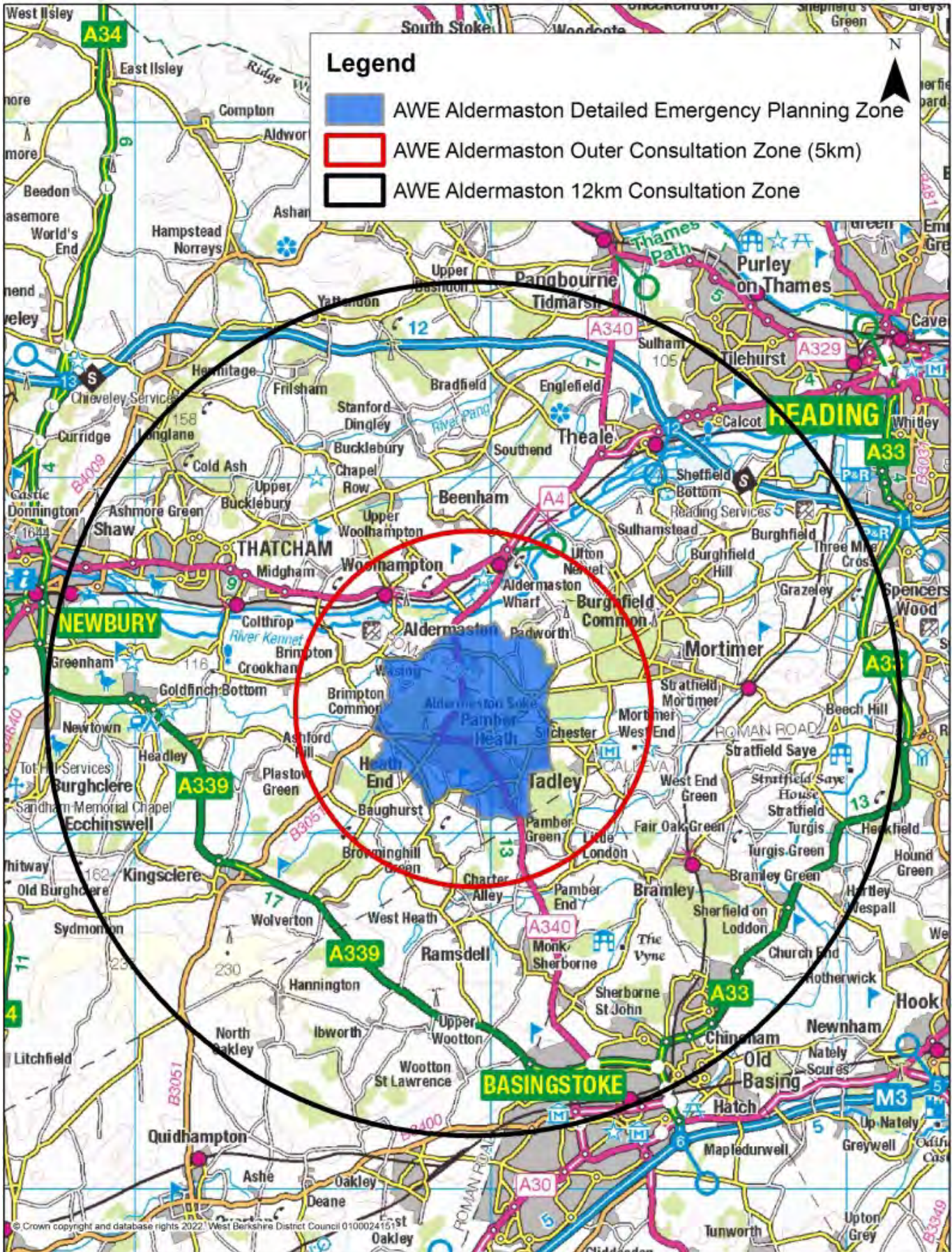
### Appendix 3 AWE land use planning consultation zones

3.1 The maps set out below provide the mapping information, as at March 2020 in relation to the DEPZs, OCZs (5km) and the 12km planning consultation zones for each AWE site as per the ONR consultation criteria.



Local Plan Review 2022-2039 Proposed Submission (for full Council)

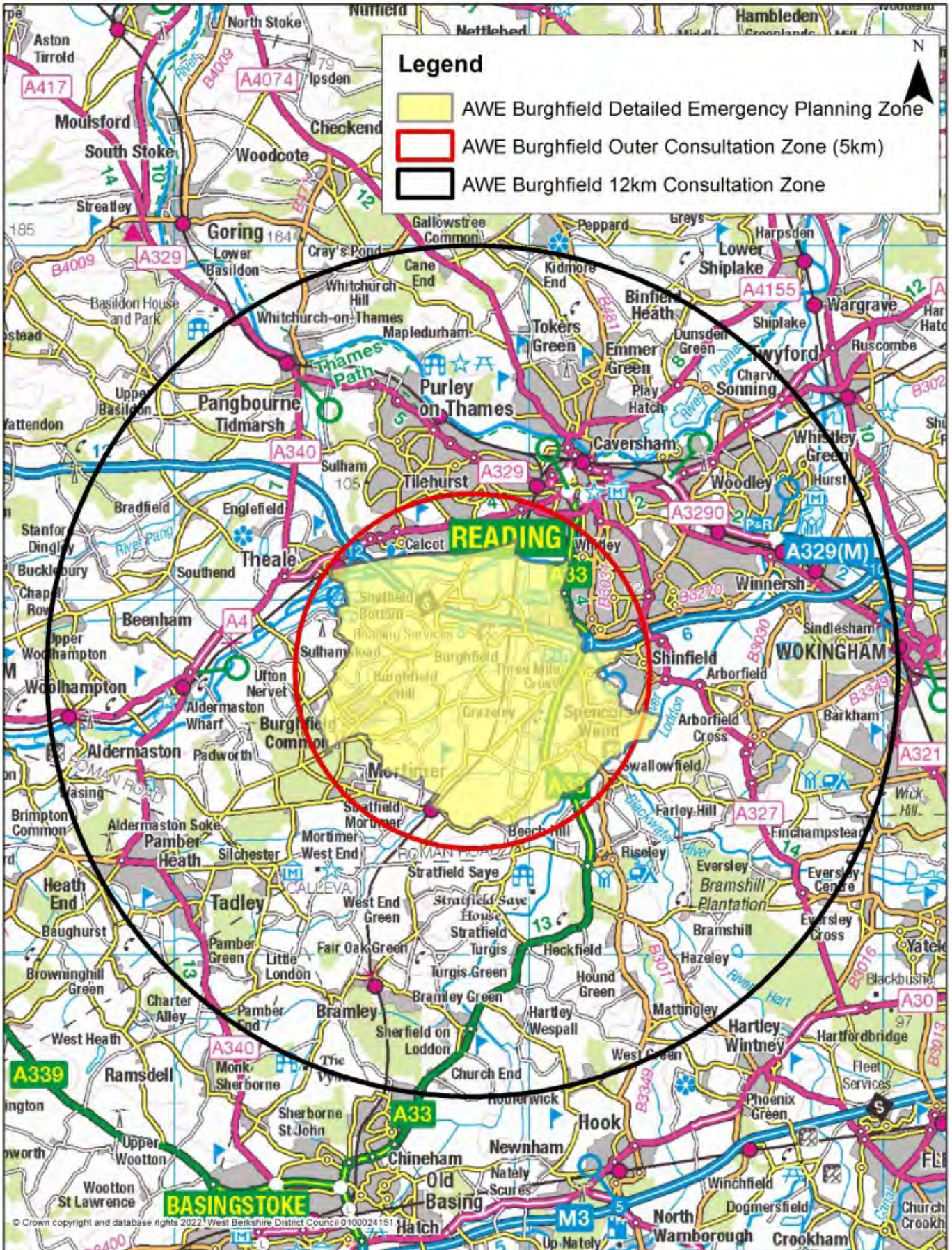
AWE Aldermaston





# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## AWE Burghfield





## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Appendix 4 Designated Employment Areas

List of Designated Employment Areas across the District as defined on the Policies Map.

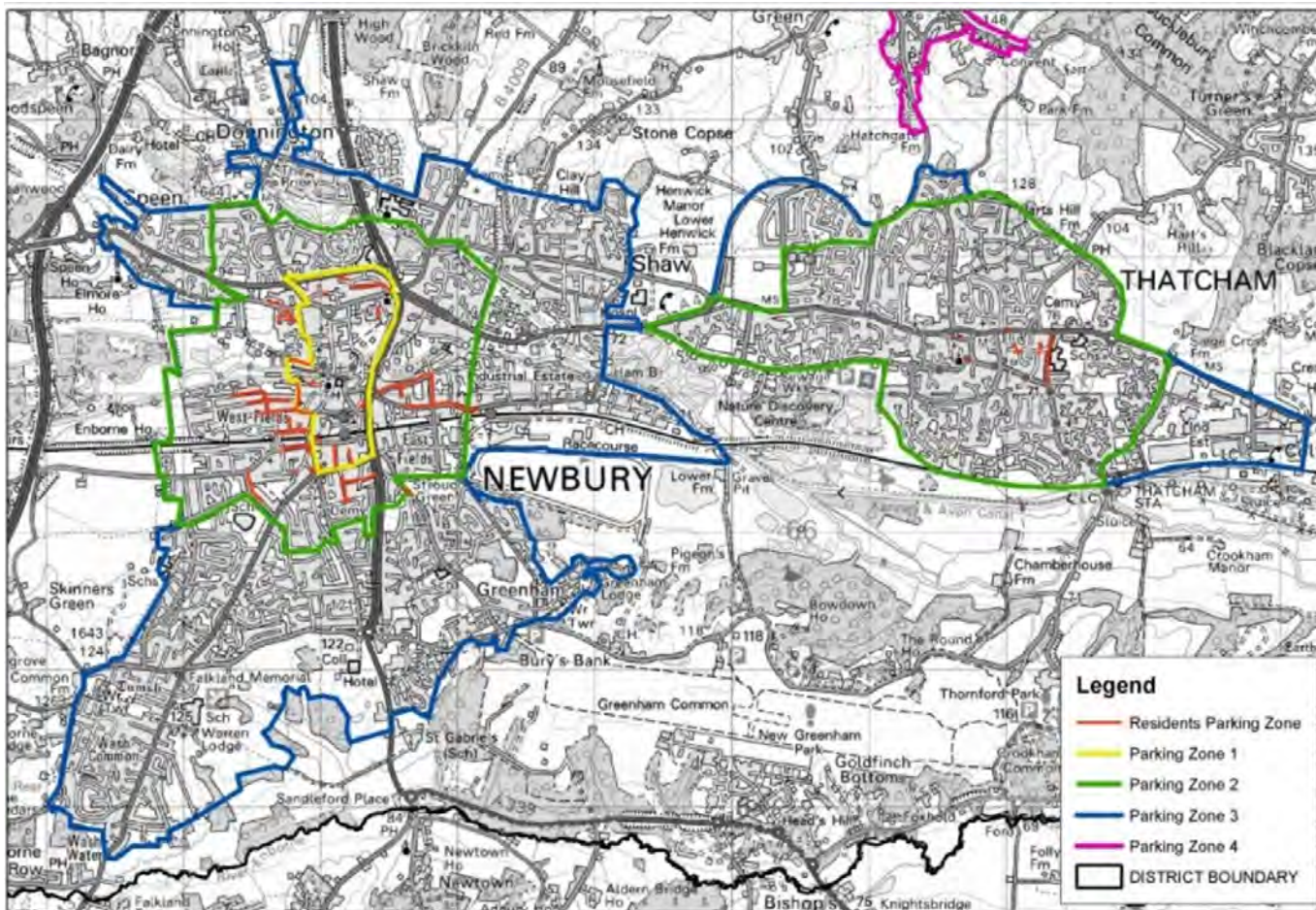
**Table 18**

Aldermaston	<ul style="list-style-type: none"> <li>• Calleva Park</li> <li>• Paices Hill/Youngs Industrial Estate</li> </ul>
Beedon	<ul style="list-style-type: none"> <li>• Langley Business Court</li> </ul>
Beenham	<ul style="list-style-type: none"> <li>• Beenham Industrial Area</li> </ul>
Hermitage	<ul style="list-style-type: none"> <li>• Red Shute Hill</li> </ul>
Hungerford	<ul style="list-style-type: none"> <li>• Station Yard</li> <li>• Smitham Bridge (Hungerford Trading Estate)</li> <li>• Charnham Park</li> </ul>
Lambourn	<ul style="list-style-type: none"> <li>• Membury Estate, including Hurst Farm</li> <li>• Lambourn Business Park</li> </ul>
Newbury	<ul style="list-style-type: none"> <li>• Hambridge Road/Lane</li> <li>• London Road Estates</li> <li>• Newbury Business Park</li> <li>• Turnpike Estate</li> <li>• Castle Estate</li> <li>• Vodafone Campus</li> </ul>
Pangbourne	<ul style="list-style-type: none"> <li>• Horseshoe Park</li> </ul>
Thatcham	<ul style="list-style-type: none"> <li>• Green Lane</li> <li>• Colthrop Estate</li> <li>• Greenham Business Park</li> </ul>
Theale	<ul style="list-style-type: none"> <li>• Arlington Business Park</li> <li>• Estates off Brunel Road and Station Road</li> <li>• Theale Lakes at Sheffield Bottom</li> </ul>

Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Appendix 5 Residential Parking Zones

### Residential Parking Zones - Newbury and Thatcham

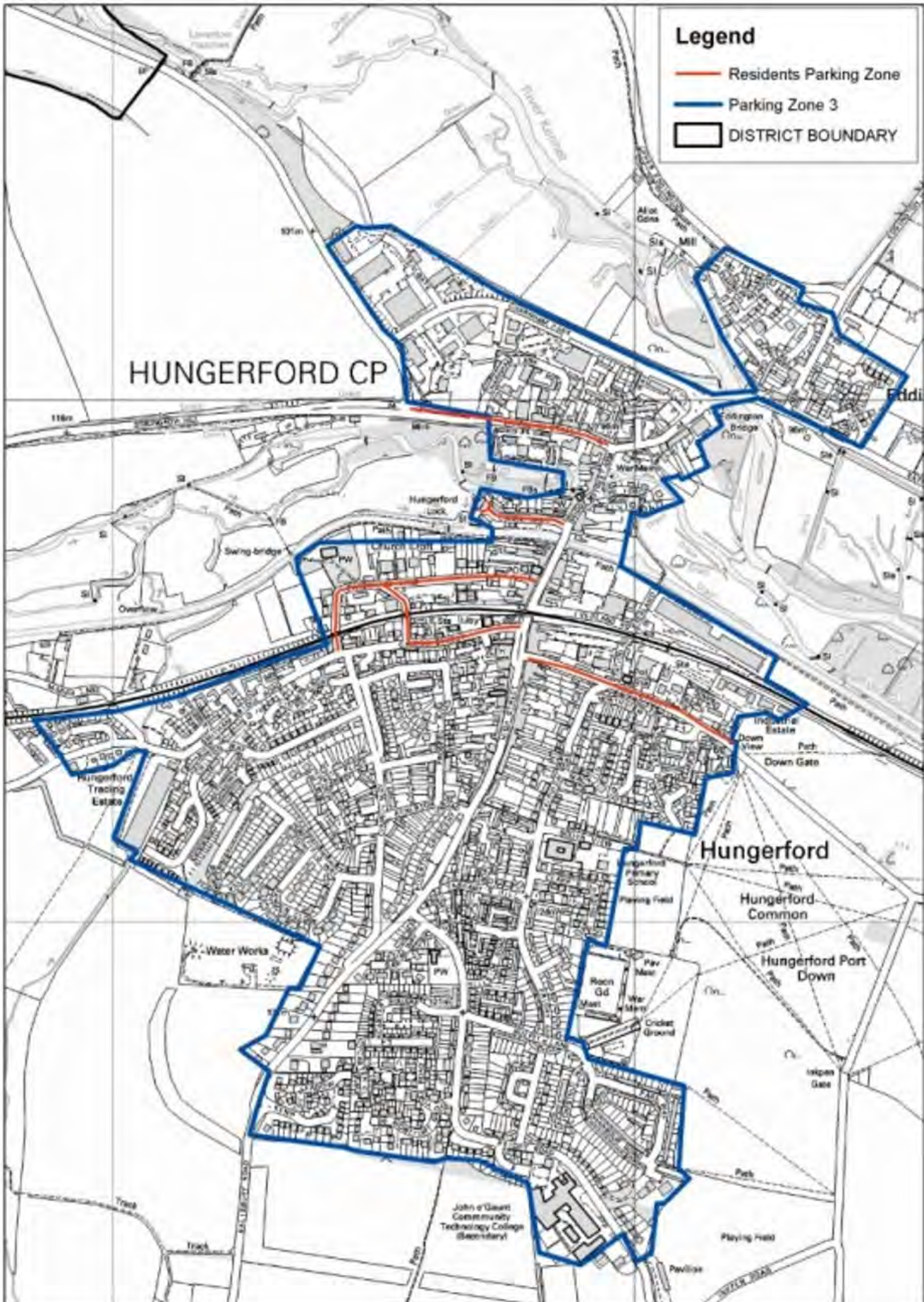


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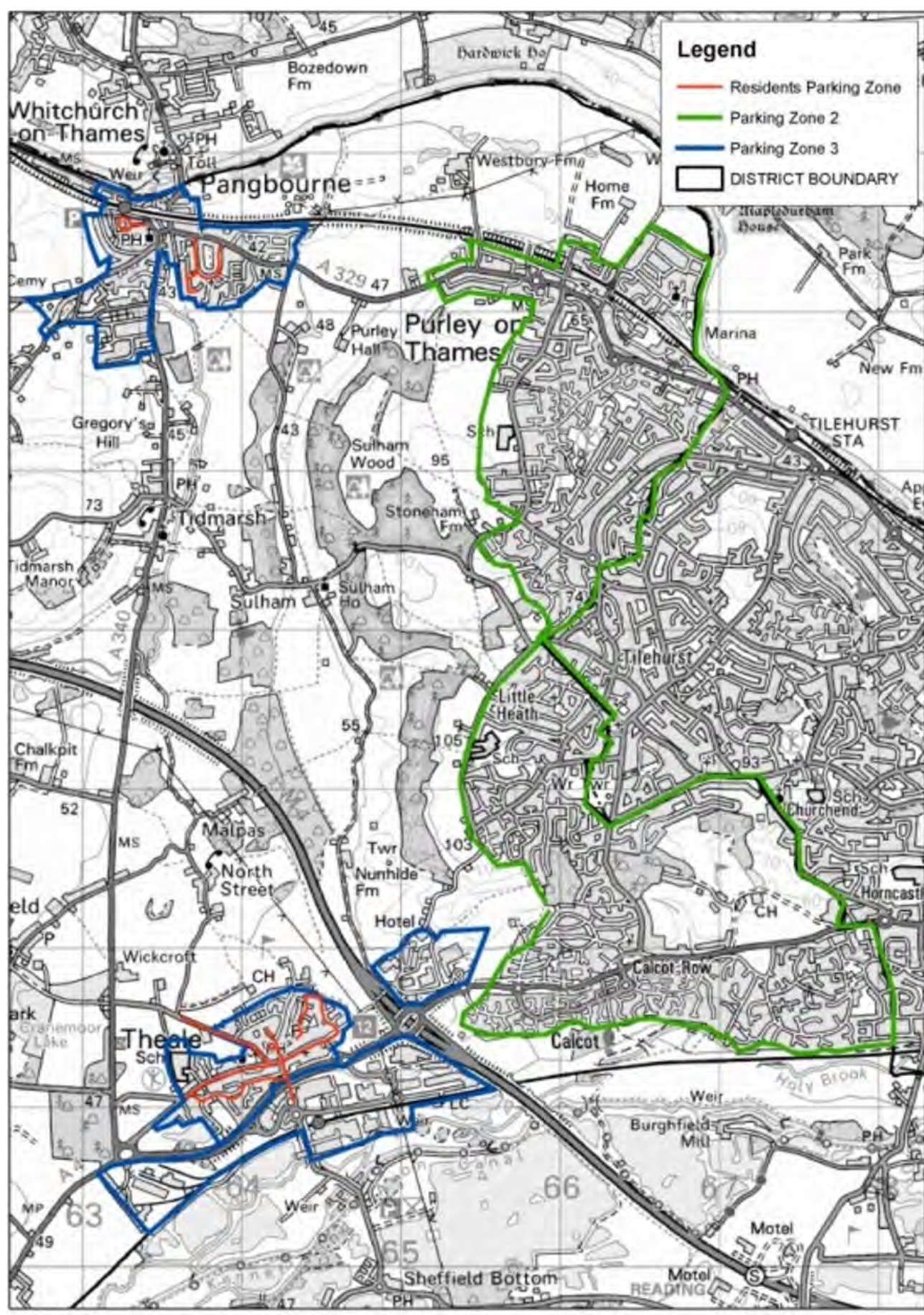
Residential Parking Zone - Hungerford





# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Residential Parking Zone - Pangbourne, Theale and Eastern Settlements



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## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Appendix 6 How policies are applied in a neighbourhood planning context

### What is neighbourhood planning?

The Localism Act 2011 introduced new rights and powers to allow communities to come together and shape the future of their local areas, through neighbourhood plans.

Parish and town councils will lead neighbourhood planning in areas which include all or part of a parished area. West Berkshire is fully parished.

Neighbourhood planning is an umbrella term which includes:

- Neighbourhood Developments Plans (NDPs): establish general planning policies for development and the use of land;
- Neighbourhood Development Orders (NDOs): grant planning permission for specific types of development in a specific neighbourhood area which grant outright permission or permission subject to certain conditions.
- Community Right to Build Orders (CRtBOs): a type of neighbourhood development order which allows certain community organisations to bring forward smaller-scale development on a specified site, without the need for planning permission

Neighbourhood plans must be in general conformity with national planning policies and they must meet certain specified 'Basic Conditions' which are set out in legislation. These ensure plans contribute to the achievement of sustainable development, have regard to national policy and guidance and are in general conformity with adopted strategic local planning policies.

Plans are subject to public examination and local referendum before they can be adopted as part of the Development Plans.

If successful with a 'yes' vote at referendum, a NP will become part of the statutory development plan for the area. This means that it will be used to determine planning applications. This statutory status gives neighbourhood plans far more weight than some other local documents, such as parish plans, community plans and village design statements.

Further details about neighbourhood planning can be found on the Council's neighbourhood planning resources webpage: <https://info.westberks.gov.uk/neighbourhoodplanning>

### What is the relationship between neighbourhood plans and Local Plans?

A neighbourhood plan sits within a framework of statutory planning and development documents. Neighbourhood plans should support the delivery of strategic policies contained within Local Plans, and should shape and direct development that is outside of these strategic policies. One of the Basic Conditions for neighbourhood plans is that they are in general conformity with the strategic policies in a local plan, which sit above neighbourhood plans in the framework.

There is no definitive definition of strategic policies, but essentially they are those which set out an overall strategy for the pattern, scale and quality of development. The strategic policies in the LPR have the prefix 'SP'.

### The role of NDPs in decision-making

Once a plan is adopted, it carries the same weight as other development plan policies, and the policies it contains take precedence over existing non-strategic policies in a Local Plan covering the neighbourhood area, where they conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

There is no requirement to review or update a plan. However, policies in a plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the NDP. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust.



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

*Weight of emerging plans*

Like all planning documents, plans will gather increasing weight as a material consideration the further they get through the process prior to their adoption. The following table demonstrates the regulated stages of NDP preparation, and sets out the level of weight that can be attached. Up-to-date information on the progress of NDPs in West Berkshire can be found at: <https://info.westberks.gov.uk/neighbourhoodplanning>.

Stage	Comment	Weight
Neighbourhood Area Designation	All that is really known is the intention of a community to prepare a plan – there is likely to be little content to take into consideration and, importantly, detailed proposals have not been widely consulted on and endorsed by the community.	No weight can be given.
Pre-submission consultation (carried out by the neighbourhood planning group), also known as a Regulation 14 consultation	Following this 6 week consultation the steering group will have evidence of community support for the plan – and if any policies are not supported or need to be changed. However the plan might not be legally compliant and has not been tested against the Basic Conditions (these are the tests against which the plan will be examined and include: having regard to national policies, general conformity with the strategic policies of the Local Plan, and contributes to the achievement of sustainable development).	Little weight can be given as the Plan has not been tested and may be subject to change following consultation.
Submission to West Berkshire Council / legal compliance check	The plan is formally submitted to West Berkshire Council and checked for legal compliance.	Limited weight can be given, subject to evidence of support (this will be set out in the Consultation Statement that is submitted alongside the neighbourhood plan). Any weight is dependent on the Council being of the opinion that the plan is legally compliant (but the Examiner must confirm this).
Publication consultation	This 6 week consultation is undertaken when West Berkshire Council endorses the plan as legally compliant. Further comments made at this stage will be assessed by the Examiner.	Increasing weight can be given – taking into account any comments received during the consultation and with the knowledge that the examiner can require changes to the plan.
Independent examination	The Examiner determines whether the plan meets the basic conditions and recommends whether it proceeds to referendum or not. He may also require changes to be made to the plan. The Council decides whether the plan will proceed to referendum.	A successful plan carries considerable weight. It has now been confirmed that the plan is legally compliant and meets the Basic Conditions, one of which is general conformity with the National Planning Policy Framework.
Referendum/Adoption	Those on the Electoral Register within the plan area vote in a referendum, in a Yes/No vote on whether the plan should be adopted. A simple majority, regardless of turnout, means that the Plan can be adopted.	In West Berkshire, if successful at referendum, the neighbourhood plan is adopted immediately and has full development plan weight in decision making.  If the plan is unsuccessful at referendum then it has no weight.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### **The impact of the five year housing land supply on a NDP**

The NPPF provides that where local planning authorities cannot demonstrate a five-year housing land supply of deliverable housing sites, policies for the supply of housing are considered to be 'out-of-date'. This means that policies for supply of housing will not be considered 'out-of-date' in line with NPPF paragraph 14 in areas with an adopted neighbourhood plan, subject to the following:

- the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;
- the neighbourhood plan contains policies and allocations to meet its identified housing requirement;
- the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 74); and
- the local planning authority's housing delivery was at least 45% of that required<sup>10</sup> over the previous three years.

Details of West Berkshire's five year housing land supply can be found at: <https://info.westberks.gov.uk/amr>.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

### Appendix 7 Schedule of policies to be superseded/ deleted

Details of how LPR policies replace the saved policies of the West Berkshire District Local Plan 1991-2006, the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026

Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
SP1 Spatial Strategy	-	ADPP1 Spatial strategy; ADPP2 Newbury; ADPP3 Thatcham; ADPP4 Eastern Area; ADPP5 AONB; ADPP6 East Kennet Valley; CS1 Delivering new homes and retaining the housing stock	C1 Location of new housing in the countryside
SP2 North Wessex Downs AONB	-	ADPP5 AONB	-
SP3 Settlement Hierarchy	-	ADPP1 Spatial strategy	-
SP4 AWE Aldermaston and Burghfield	-	CS8 Nuclear installations - AWE Aldermaston and Burghfield	-
SP5 Responding to Climate Change	-	-	-
SP6 Flood Risk	-	CS16 Flooding	-
SP7 Design Quality	-	CS14 Design principles	GS1 General site policy; C3 Design of housing in the countryside
SP8 Landscape Character	-	CS19 Historic environment and landscape character	-
SP9 Historic Environment	-	CS19 Historic environment and landscape character	-
SP10 Green Infrastructure	RL5 Kennet & Avon Canal; RL5A The River Thames	CS18 Green infrastructure	-
SP11 Biodiversity and Geodiversity	-	CS17 Biodiversity and geodiversity	-
SP12 Approach to Housing Delivery	-	CS1 Delivering new homes and retaining the housing stock	-
SP13 Sites Allocated for Residential and Mixed Use Development in Newbury and Thatcham	-	-	-



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
SP14 Sites Allocated for Residential and Mixed Use Development in the Eastern Area	-	-	-
SP15 Sites Allocated for Residential and Mixed Use Development in the North Wessex Downs AONB	-	-	-
SP16 Sandford Strategic Site Allocation	-	CS3 Sandford strategic site allocation	-
SP17 North East Thatcham Strategic Site Allocation	-	-	-
SP18 Housing Type and Mix	RL5 Kennet & Avon Canal	CS4 Housing type and mix	-
SP19 Affordable Housing	-	CS6 Provision of affordable housing	-
SP20 Strategic Approach to Economic Development and Hierarchy of Centres	-	CS9 Location and type of business development	-
SP21 Sites Allocated for Economic Development	ECON6 Future of the former Greenham Common Airbase	CS9 Location and type of business development	-
SP22 Town & District Centres	ECON5 Town centre commercial areas; SHOP1 Non-retail uses in primary shopping frontages	CS11 Hierarchy of centres	-
SP23 Transport	TRANS1a Road Schemes; TRANS1 Meeting the transport needs of new development; TRANS3 A34/M4 Junction 13 Chieveley	CS13 Transport	-
SP24 Infrastructure Requirements and Delivery	-	CS5 Infrastructure requirements and delivery	-
RSA1 North of Newbury College	-	-	HSA1 North of Newbury College Newbury; GS1 General site policy
RSA2 Bath Road, Speen	-	-	HSA2 Bath Road Speen; GS1 General site policy
RSA3 Coley Farm, Stoney Lane, Newbury	-	-	HSA3 Coley Farm Stoney Lane Newbury; GS1 General site policy

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
RSA4 Greenham Road, Newbury	-	-	HSA4 Greenham Road Newbury; GS1 General site policy
RSA5 Lower Way, Thatcham	-	-	HSA5 Lower Way Thatcham; GS1 General site policy
RSA6 Stonehams Farm, Tilehurst	-	-	HSA9 Stonehams Farm Tilehurst; GS1 General site policy
RSA7 Purley Rise, Purley on Thames	-	-	HSA11 Purley Rise Purley on Thames; GS1 General site policy
RSA8 Dorking Way, Calcot	-	-	HSA13 Dorking Way Calcot; GS1 General site policy
RSA9 The Green, Theale	-	-	HSA14 The Green, Theale; GS1 General site policy
RSA10 Whitehart Meadow, Theale	-	-	-
RSA11 Former Sewage Treatment Works, Theale	-	-	-
RSA12 Pondhouse Farm, Burghfield Common	-	-	HSA15 Pondhouse Farm Burghfield Common; GS1 General site policy
RSA13 Land north of Bath Road, Woolhampton	-	-	-
RSA14 Lynch Lane, Lambourn	-	-	HSA22 Lynch Lane Lambourn; GS1 General site policy
RSA15 Newbury Road, Lambourn	-	-	HSA20 Newbury Road Lambourn; GS1 General site policy
RSA16 Land north of Southend Road, Bradfield Southend	-	-	-
RSA17 Land at Chieveley Glebe, Chieveley	-	-	-
RSA18 Pirbright Institute, Compton	-	-	HSA23 Pirbright Institute Compton; GS1 General site policy

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
RSA19 Land west of Spring Meadows, Great Shefford	-	-	-
RSA20 Charlotte Close, Hermitage	-	-	HSA24 Charlotte Close Hermitage; GS1 General site policy
RSA21 Old Farmhouse, Hermitage	-	-	HSA25 Old Farmhouse Hermitage; GS1 General site policy
RSA22 Land off Station Road, Hermitage	-	-	-
RSA23 land adjoining The Haven, Kintbury	-	-	-
RSA24 New Stocks Farm, Paices Hill	-	-	TS1 New Stocks Farm Paices Hill
RSA25 Long Copse Farm, Enborne	-	-	TS2 Long Copse Farm Enborne
ESA1 Land east of Colthrop Industrial Estate, Thatcham	-	-	-
ESA2 Land west of Ramsbury Road, Membury Industrial Estate,	-	-	-
ESA3 Land to the south of Trinity Grain, Membury Industrial Estate	-	-	-
ESA4 Beenham Landfill, Pips Way, Beenham	-	-	-
ESA5 Northway Porsche, Grange Lane, Beenham	-	-	-
ESA6 Land adjacent to Padworth IWMF, Padworth Lane, Padworth	-	-	-
DM1 Residential development in the Countryside	-	-	C1 Location of new housing in the countryside
DM2 Separation of Settlements around Newbury and Thatcham	-	-	-
DM3 Health and Wellbeing	-	-	-

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
DM4 Building Sustainable Homes and Businesses	-	CS15 Sustainable construction and energy efficiency	-
DM5 Environmental Nuisance and Pollution Control	OVS5 Environmental nuisance and pollution control; OVS6 Noise pollution; OVS7/8 Hazardous substances	-	-
DM6 Water Quality	-	-	-
DM7 Water Resources	-	-	-
DM8 Air Quality	-	-	-
DM9 Conservation Areas	-	-	-
DM10 Listed Buildings	-	-	-
DM11 Non-designated Heritage Assets	-	-	-
DM12 Registered Parks and Gardens	-	-	-
DM13 Registered Battlefields	-	-	-
DM14 Assets of Archaeological Importance	-	-	-
DM15 Trees, Woodland and Hedgerows	-	-	-
DM16 First Homes Exception Sites	-	-	-
DM17 Rural Housing Exceptions	-	-	C2 Rural housing exceptions
DM18 Self and Custom Build	-	CS4 Housing type and mix	-
DM19 Specialised Housing	-	CS4 Housing type and mix	-
DM20 Gypsies, Travellers and Travelling Showpeople	-	CS7 Gypsies, Travellers and Travelling Showpeople	TS3 Detailed planning considerations for traveller sites
DM21 Retention of Mobile Home Parks	HSG14 Retention of mobile home parks	-	-
DM22 Residential Use of Space above Shops and Offices	HSG13 Residential use of space above shops and offices	-	-

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
DM23 Housing Related to Rural Workers	ENV27 Development on existing institutional and educational sites in the countryside	-	C5 Housing related to rural workers
DM24 Conversion of Existing Redundant and Disused Buildings in the Countryside to Residential Use	-	-	C4 Conversion of existing redundant buildings in the countryside to residential use
DM25 Replacement of Existing Dwellings in the Countryside	-	-	C7 Replacement of existing dwellings
DM26 Extension of Residential Curtilages in the Countryside	-	-	C8 Extension of residential curtilages
DM27 Subdivision of Existing Dwellings in the Countryside	-	-	-
DM28 Residential Extensions	House Extensions Supplementary Planning Guidance (SPG)	-	C6 Extension of existing dwellings in the countryside
DM29 Residential Annexes	-	-	-
DM30 Residential Space Standards	-	-	-
DM31 Residential Amenity	-	-	-
DM32 Designated Employment Areas	ECON6 Future of the former Greenham Common Airbase	CS9 Location and type of business development	-
DM33 AWE Aldermaston and Burghfield	-	-	-
DM34 Retail Parks	SHOP3 Retail areas and retail warehousing	-	-
DM35 Sustaining a Prosperous Rural Economy	ENV19 The re-use and adaption of rural buildings (in relation to economic uses)	CS10 Rural economy	-
DM36 Farm Diversification	ENV16 Farm diversification		
DM37 Equestrian and Horseracing Industry	ENV29 Development involving accommodation for horses	CS12 Equestrian / racehorse industry	-



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Local Plan Review Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
DM38 Development on existing educational & institutional sites in the countryside	ENV27 Development on existing institutional and educational sites in the countryside	-	-
DM39 Local Community Facilities	SHOP5 The encouragement of local and village shops; Public Houses Supplementary Planning Guidance (SPG)	-	-
DM40 Public Open Space	RL1 Public open space provision in residential schemes; RL2 Provision of public open space (methods); RL3 Selection of public open space and recreation sites	-	-
DM41 Digital Infrastructure	-	-	-
DM42 Transport infrastructure	TRANS1a Road Schemes; TRANS1 Meeting the transport needs of new development; TRANS3 A34/M4 Junction 13 Chieveley	-	-
DM43 Theale Rail-road Transfer Site	ECON7 Safeguarding rail-based industry at Theale	-	-
DM44 Parking	TRANS1 Meeting the transport needs of new development	-	P1 Residential parking in new development
DM45 Travel Planning	TRANS1 Meeting the transport needs of new development	-	-

The following site allocation policies from both the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026 have not been carried forward as part of the LPR as they have either been built out or are nearing completion:

- CS2 Newbury Racecourse strategic site allocation
- HSA7 St. Gabriels Farm The Ridge Cold Ash
- HSA8 land to the east of Sulham Hill, Tilehurst
- HSA10 Stonehams Farm Tilehurst
- HSA12 Bath Road Calcot
- HSA17 land to the north of the A4, Woolhampton
- HSA18 Salisbury Road, Hungerford
- HSA21 Land north of Pangbourne Hill, Pangbourne
- HSA22 Stretton Close Bradfield Southend
- HSA26 Land east of Laylands Green, Kintbury

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

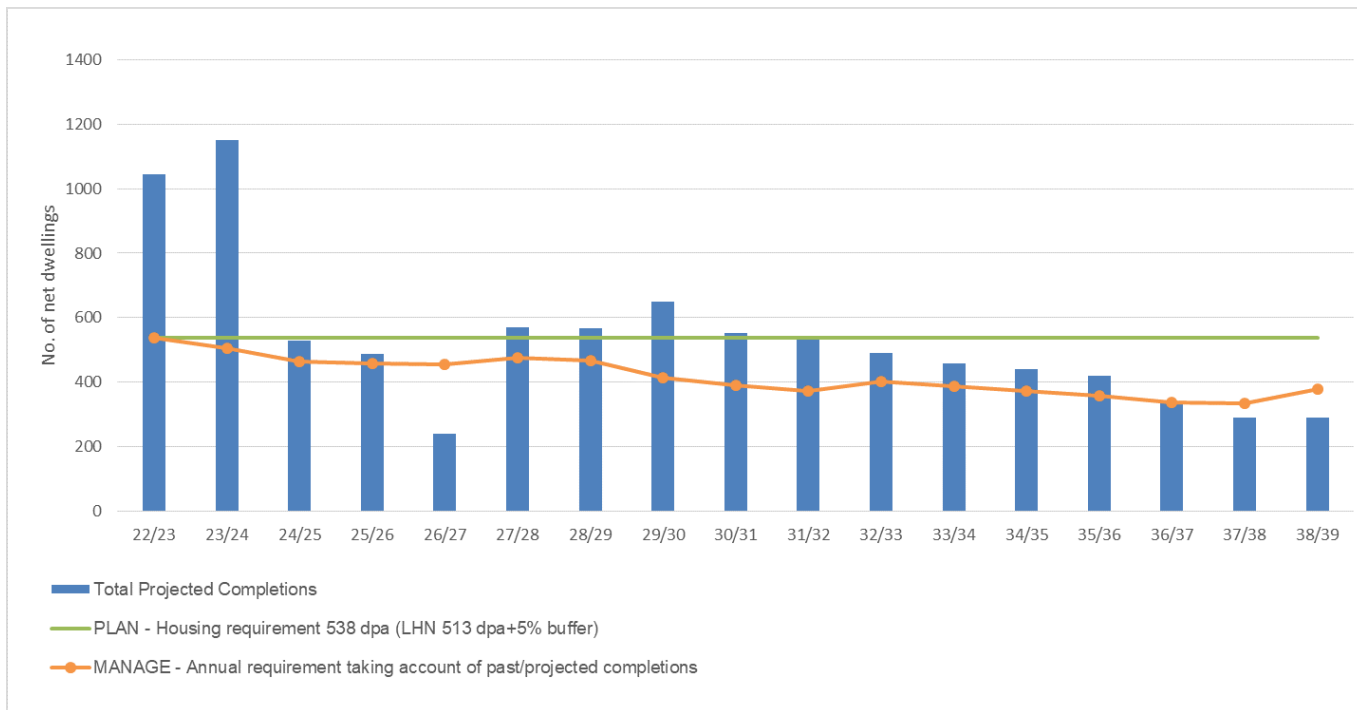
The following site allocation policies from the Housing Site Allocations DPD 2006-2026 have not been carried forward as part of the LPR because they are not considered deliverable at this time:

- HSA6 Poplar Farm Cold Ash
- HSA16 The Hollies Burghfield Common

# Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Appendix 8 Housing Trajectory

### Housing Trajectory 2022/23 - 2038/39



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

## Appendix 9 Glossary

Table 19

Term	Acronym	Explanation
Affordable housing		<p>Affordable housing is defined in the National Planning Policy Framework (NPPF) as:</p> <p><i>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:</i></p> <p>a. <b>Affordable housing for rent:</b> <i>meets all of the following conditions: (a) the rent is set in accordance with the government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).</i></p> <p>b. <b>Starter homes:</b> <i>is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.</i></p> <p>c. <b>Discounted market sales housing:</b> <i>is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.</i></p> <p>d. <b>Other affordable routes to home ownership:</b> <i>is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to government or the relevant authority specified in the funding agreement.</i></p>
Air quality management areas	AQMA	Areas designated by local authorities because they are not likely to achieve national air quality objectives by the relevant deadlines.
Ancient or veteran tree		A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.
Ancient woodland		An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Term	Acronym	Explanation
Annual Monitoring Report	AMR	Annual statement monitoring progress on the Local Plan and on the implementation of policies. Also known as Ann Monitoring Report.
Best and most versatile agricultural land		Land in grades 1, 2 and 3a of the Agricultural Land Classification.
Brownfield land		See 'Previously Developed Land'.
Carbon neutral/ Carbon neutrality		The act of reducing a person's/events/ organisations/products carbon footprint to zero through energy efficiency measures and external emission reductions projects
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 supporting the development of an area by funding the provision, replacement, operation or maintenance of infrastructure. CIL will be used to fund: roads and other transport facilities, schools and other educational facilities, flood defences, medical facilities, open spaces and sports and recreational areas
Density		A measurement of how intensively land is occupied by built development
Derogation (in relation to a Habitats Site)		Tests to consider if proposals that would have an adverse effect on a European site qualify for an exemption.
Designated rural areas		Designated rural areas include Areas of Outstanding Natural Beauty and areas designated as 'rural' under Section 157 of the Housing Act 1985. The parishes which are designated within West Berkshire are listed in <a href="#">The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997</a>
Detailed Emergency Planning Zone	DEPZ	A defined zone around the nuclear site where it is necessary to pre-define protective actions which would be implemented without delay to mitigate the likely consequences of a radiation emergency. It is the zone that the AWE Off-Site Emergency Plan must cover in detail and the Council, along with the other agencies involved in the AWE Off-Site Emergency Plan, must be able to support.
Development Plan		Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made together with any regional strategy policies that remain in force.
Ecological Impact Assessment	EclA	A process of identifying, quantifying and evaluating the potential effects of development-related or other proposed actions on habitats, species and ecosystems. It can be used for the appraisal of projects of any scale.
Edge of centre		Defined in the NPPF as: ' <i>For retail purposes, a location that is well connected to, and up to 300 metres from, the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.</i> '
Environmental Impact Assessment	EIA	A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.
Flood risk areas (as defined by the Environment Agency)		<ul style="list-style-type: none"> <li><b>Flood Zone 2:</b> 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.</li> </ul>



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Term	Acronym	Explanation
		<ul style="list-style-type: none"> <li>• <b>Flood Zone 3a:</b> comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (&gt;1%) or a 1 in 200 or greater annual probability of sea flooding (&gt;0.5%) in any year.</li> <li>• <b>Functional flood plan (3b):</b> defined as land where water has to flow or be stored in times of flood.</li> <li>• Any other land is classed as Flood Zone 1; land at no appreciable risk of flooding from rivers or tidal flooding.</li> </ul>
Greenfield land		Land which does not fall within the definition of previously developed land.
Green infrastructure	GI	A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.
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> <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> <p>a) whether they previously led a nomadic habit of life</p> <p>b) the reasons for ceasing their nomadic habit of life</p> <p>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> <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 international Habitats Site protected by the Conservation of Habitats and Species Regulations 2017 as amended (known as the Habitats Regulations). These sites include Special Areas of Conservation (SAC) and Special Protection Areas (SPAs).</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</p>

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Term	Acronym	Explanation
		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.
Housing and Economic Land Availability Assessment	HELAA	A technical study which aims to identify as many potential sites as possible for residential and economic development uses in West Berkshire. Most of the sites are submissions from landowners and developers for possible future development potential. Importantly, the HELAA does not allocate sites. It is for the plan-making process to determine which sites are appropriate for residential and economic development, with any potential sites being subject to consultation and independent examination.
Infrastructure Delivery Plan	IDP	A document which identifies future infrastructure and service needs for the District
Irreplaceable habitat		Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. In West Berkshire they include ancient woodland, ancient and veteran trees, ancient hedgerows, traditional unimproved meadows/ancient grassland and lowland fen.
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.
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 <sup>rd</sup> ed. 2013.
Local Enterprise Partnership	LEP	A body, designated by the Secretary of State for Housing, Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area. West Berkshire is covered by the Thames Valley Berkshire LEP
Local Housing Need	LHN	An unconstrained assessment of the number of homes needed in an area, and the first step in the process of deciding how many homes should be planned for. The standard method of assessing LHN is set out in the Planning Practice Guidance in a formula which takes account of household growth projections and affordability in the local area.
Local Nature Partnership	LNP	A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it. West Berkshire is covered by the Berkshire LNP.
Local Plan		A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Term	Acronym	Explanation
Local Plan Review	LPR	This document. It sets out the strategy for distributing development within the District up to 2039 and the policies for protecting, conserving and enhancing the natural, built and historic environment.
Main town centre uses		Defined in the NPPF as: <i>'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</i>
Major development		Defined by the government in the NPPF as follows:  <i>Major development<sup>70</sup>: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m<sup>2</sup> or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</i>  <i><sup>70</sup> Other than for the specific purposes of paragraphs 176 and 177 in this Framework.</i>
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.
Mineral Safeguarding Area	MSA	An area designated by the minerals planning authority which covers known deposits of minerals which are desired to be kept safeguarded from unnecessary sterilisation by non-mineral development.
Minor development		Development that does not fall within the definition of major development.
National Planning Policy Framework	NPPF	The NPPF sets out the government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.
Natural Flood Management	NFM	Managing flood risk by protecting, restoring and emulating the natural 'regulating' function of catchments, rivers and floodplains.
Nature Recovery Network		An expanding, increasingly connected, network of wildlife rich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as landscape or catchment scale recovery areas where there is coordinated action for species and habitats.
Neighbourhood Plan	NDP	A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law it is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Nutrient neutrality		An approach by Natural England which highlights the need to carefully consider the nutrient impacts of any new plans and projects on internationally protected Habitats Sites. Developments need to demonstrate that they do no harm, and are 'nutrient neutral' before they can go ahead. Competent authorities and

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Term	Acronym	Explanation
		<p>developers have to assess a site’s current nutrient status and the likely impact of any new development and then identify the level of mitigation required to cancel out any additional nutrient pollution expected from a particular project.</p> <p>Pollution most typically arises from:</p> <ul style="list-style-type: none"> <li>- Agricultural activity - fertilisers, animal waste, slurry</li> <li>- Use / occupation of buildings (homes especially) – untreated or partially treated sewage and wastewater entering rivers over and above the limits that water companies’ permits allow.</li> <li>- Surface water ‘run-off’ - from development</li> </ul> <p>Development achieves nutrient neutrality when the nutrient load created through additional wastewater (including surface water) from the development is mitigated. By designing development alongside suitable mitigation measures, additional nutrient loads can often be avoided or mitigated. It essentially allows developments to be permitted without impacting on the condition of protected sites.</p>
Nutrient neutrality zone	NNZ	The geographical area in which the Council needs to consider the possibility of adverse effects to Habitats Sites, as a result of additional nutrient loads (including from residential developments), as part of a Habitat Regulations Assessment (HRA). In West Berkshire these are the catchments of the River Lambourn and the River Test.
Older people		People over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.
Original building		A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.
Out of centre		Defined in the NPPF as: <i>‘A location which is not in or on the edge of a centre but not necessarily outside the urban area.’</i>
Out of town		Defined in the NPPF as: <i>‘A location out of centre that is outside the existing urban area.’</i>
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.
People with disabilities		People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.
Perception (of landscape)		Our own personal appreciation of landscape and how we relate to or make use of it as individuals and communities through sight, sound, smell and feel
Permitted Development	PD	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.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Term	Acronym	Explanation
Planning condition		A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990 (as amended)).
Planning obligation		A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.
Planning Policy for Traveller Sites		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 Levelling Up, Housing and Communities that supplements the National Planning Policy Framework (NPPF) and supersedes previous planning practice guidance.
Preliminary Ecological Appraisal or Preliminary Protected Species Survey	PEA	A rapid assessment of the ecological features present, or potentially present, within a site or the surrounding area. It normally comprises a desk study and a walkover survey. A PEA report does not replace an EclA (see above), but for very straightforward projects, where no further ecological surveys are needed, an EclA Report can be produced following completion of the PEA.
Policies Map		Map showing policy areas on an Ordnance Survey map base
Previously Developed Land	PDL	Also known as brownfield land. Defined by the NPPF 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 was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as 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.</i>
Priority habitats and species		Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.
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.
Renewable and low carbon energy		Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
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. A proportion of market homes may be allowed on the site at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"</i> .
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



## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Term	Acronym	Explanation
		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.
Self-build and custom-build housing		Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.
Setting of a heritage asset		The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
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.
Site of Special Scientific Interest	SSSI	Sites designated by Natural England under the Wildlife and Countryside Act 1981
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.
Special Areas of Conservation	SAC	Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.
Special Protection Areas	SPA	Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.
Stepping stones		Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Strategic Environmental Assessment	SEA	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Sustainable Development		The NPPF states ' <i>At a very high level, sustainable development is that which meets the needs of the present without compromising the ability of future generations to meet their own needs. Achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways; a) economic, b) social and c) environmental.</i> ' It goes on to note that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Term	Acronym	Explanation
		<p>play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.</p> <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 adds further detail to the policies in the development plan. It can be used to provide further guidance for development on a specific site, or on a particular issue, such as design. It is capable of being a material consideration in planning decisions but it is not part of the development plan.
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.
Town centre		Defined in the NPPF(2021) as: 'Area defined on the local authority's policies map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in the development plan, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.'
Transit site		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 from 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 and is regularly reviewed.
Village Design Statement	VDS	A parish, town or village design statement (VDS) is a non-statutory 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.
Wildlife corridor		Areas of habitat connecting wildlife populations.

## Local Plan Review 2022-2039 Proposed Submission (for full Council)

Term	Acronym	Explanation
Windfall allowance		An allowance within the anticipated housing supply for windfall sites that will come forward in the future. This allowance needs to be realistic, having regard to the land availability assessment, historic windfall delivery rates and expected future trends.
Windfall sites		Defined in the NPPF(2021) as ' <i>Sites not specifically identified in the development plan</i> '

## Local Plan Review SA/SEA Non-technical summary

### 1. Background

The purpose of the Sustainability Appraisal / Strategic Environmental Assessment Environmental Report (“the SA/SEA”) is to ensure that sustainability issues are considered during the preparation and adoption of the Local Plan Review (LPR). The SA is an iterative process and it identifies the likely significant effects of the Local Plan and the extent to which implementation of the policies it contains will achieve social, environmental and economic sustainability objectives. This ensures that the SA results and consultation responses can feed into and influence the production of the Local Plan.

The Local Plan Review, when adopted will replace the existing saved West Berkshire District Local Plan (Saved Policies), the Core Strategy and the Housing Site Allocations (HSA) DPD setting out new policies to manage development in West Berkshire.

The SA/SEA has been produced by the Council for the Local Plan Review. A version of the SA/SEA has been published alongside the Reg 18 consultations (Emerging draft consultation December 2020 and Local Plan Review Scoping Report consultation February 2018). Comments received through the consultations have been taken into account, and where appropriate the SA/SEA has been updated to take these changes into account.

### 2. Purpose of the Sustainability Appraisal

The Local Plan Review is subject to SA/SEA to ensure the environmental, social and environmental effects of the plan are in line with sustainable development objectives. The SA/SEA provides an integrated, ongoing assessment of the likely significant effects of the Local Plan as it is being prepared. It provides a means of translating sustainability objectives for the area into sustainable planning policies and should reflect global, national, regional and local sustainability problems and issues. The process involves a series of stages by which the content of the emerging plan is appraised against a series of sustainability objectives. The SA/SEA is fully integrated into the preparation of the Local Plan.

The SA/SEA must also incorporate the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the ‘Strategic Environmental Assessment Regulations’)<sup>1</sup> and paragraph 32 of the National Planning Policy Framework (NPPF)<sup>2</sup>.

### 3. Summary of the SA/SEA Process

The first stage of the SA/SEA process is the production of the Scoping Report. This is where the scope and overall level of detail of the SA/SEA is set out. The Scoping

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<sup>1</sup> The Environmental Assessment of Plans and Programmes Regulations 2004  
<https://www.legislation.gov.uk/uksi/2004/1633/contents/made>

<sup>2</sup> National Planning Policy Framework 2021: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Report sets out the sustainability objectives which are then used to assess the options of the Local Plan. The sustainability objectives are derived from the review of other plans and programmes, analysis of the baseline data and of the specific environmental issues and opportunities identified in West Berkshire.

The next stage of the SA/SEA process is where the options are developed and refined and the effects of the options are assessed. The options are tested against the SA/SEA objectives to predict and evaluate the effects of the policies/sites set out in the Local Plan. Mitigation measures are identified where necessary and recommendations to changes to the options are made. Any significant changes and revised options are then reassessed, and monitoring processes are set out in the Report.

As part of the process of selecting the proposed submission sites and policies, the likely significant effects of each option are evaluated. The effects of each of the options are then tested against the SA/SEA objectives and the results are set out in the SA/SEA report. The aim of the appraisal is to identify any significant conflicts or combined effects between the options and the SA/SEA objectives.

The SA/SEA report contains the following:

- Outline of 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 the Local Plan Review;
- A description of the environmental and sustainability context (known as the baseline information);
- A summary of the key sustainability issues;
- The SA/SEA framework which sets out the SA/SEA objectives for assessing the Local Plan Review;
- A review of the site and policy options considered;
- A review of the Emerging Draft Local Plan Review;

The SA/SEA report has been produced in tandem with the Local Plan Review.

#### **4. Statement dealing with the difference which the SA process has made**

The SA/SEA Report and the preparation of the Local Plan Review have been carried out concurrently to ensure that the findings from the SA/SEA process have informed the emerging Local Plan.

In February 2018 the Council published its Scoping Report for the Local Plan Review. This set out the reasons for the review and the key issues that the Local Plan Review would cover. The SA/SEA Scoping report was published at the same time for comment. Comments received as part of the consultation were taken into account in the development of the Emerging Draft Local Plan Review.

In November 2018 the Council published a consultation paper setting out the vision for the Local Plan Review, details of the proposed revision of the spatial areas, the methodology for reviewing the settlement hierarchy, the criteria for the settlement



boundary review and an update of the assessment of the existing Local Plan policies.

In December 2020 the Council published its Emerging Draft Local Plan Review, setting out the policies and sites the council considered to be the most appropriate strategy to take forward. The SA/SEA process was used to help identify the sites and policy options to be taken forward as 'preferred options' and all the proposed policies were also subject to SA/SEA. The Local Plan Review and the SA/SEA were updated following this consultation taking into account the comments received as part of the consultation. Where changes have been made to the Local Plan, the SA/SEA has been updated to reflect these changes. Modifications made to the policies or sites since the emerging draft consultation have been reassessed.

The SA/SEA is an iterative process and so the comments received from the consultation on the Emerging Draft have been taken into account and where changes have been made to the Local Plan Review the SA/SEA has been reviewed in light of these changes.

The format of the SA/SEA has been updated since the Emerging Draft was published, in order to provide more details on how decision making has taken place.

A summary of the SA/SEA can be found below.

## 5. Summary of likely significant effects of the Local Plan Review

The summary of the SA/SEA findings have been divided up into five section

- The Development Strategy
- The Environment and Surroundings
- Delivering Housing
- Fostering Economic Growth and Supporting Local Communities
- Development Management Policies

Full details can be found in the SA/SEA Report (section 5), with the full assessments in the appendices (Policies Options – Appendix 4, Strategic policies – Appendix 5, Development Management policies – Appendix 6, Site policies – Appendix 7, Site Assessments and SA/SEA – Appendix 8).

### 5.1. *The Development Strategy*

#### **The Spatial Strategy**

The Development Strategy considers the overall spatial strategy for the Local Plan Reviews. The review, which included SA/SEA of the reasonable alternatives determined that a reviewed **spatial strategy** with only three spatial areas would now be the most appropriate strategy for the district.

The **spatial distribution** of development was then considered, with five options being reviewed as part of the SA/SEA. The option to focus on Thatcham, with allocation of a new strategic site, was considered to be the most appropriate. OF the give strategic site(s) considered in Thatcham, only one (North East Thatcham) was considered to be suitable for development.

The final **Spatial Strategy policy (SP1)** is likely to have an overall positive impact on sustainability. The policy directs development to the most sustainable locations of the district as well as resulting in a number of knock-on social and environmental sustainability impacts as a result of this direction.

### **The Settlement Hierarchy**

The LPR has reviewed the settlement hierarchy of the district. Ultimately three changes (or options) to the settlement hierarchy were considered. It was determined that the best option would be to remove Aldermaston from the settlement hierarchy due to the reduced status of the village since the original settlement hierarchy was produced.

The final **settlement hierarchy policy (SP3)** is likely to have an overall positive impact on sustainability. The policy directs development towards the most sustainable locations of the district. It will help to deliver positive social sustainability impacts through delivering housing to meet location needs, ensuring access to community services and facilities as well as providing opportunities for walking, cycling and public transport.

### **The North Wessex Downs Area of Outstanding Natural Beauty**

Given the importance of the AONB in West Berkshire the decision to retain a specific AONB policy was considered the preferred option. The **North Wessex Downs AONB policy (SP2)** is likely to have an overall neutral impact on sustainability, although there is likely to be a significantly positive impacts on environmental sustainability as a result of the protection the policy gives to the AONB.

### **Atomic Weapons Establishment (AWE)**

There are two AWE bases in West Berkshire, which provide a distinct set of challenges and planning restrictions. As a result a specific AWE policy has been developed. The **Atomic Weapons Establishment (AWE) Policy (SP4)** is likely to have an overall neutral impact on sustainability, but there is likely to be a significantly positive impact on social sustainability as the policy seeks to protect human health in the event of an emergency occurring at AWE.

## **5.2. The Environment and Surroundings**

### **Responding to Climate Change**

A new Climate Change policy has been developed in response to the declaration of the Climate Emergency in 2019. The **Responding to Climate Change Policy (SP5)** is likely to have an overall positive/neutral impact on sustainability. There are a number of significantly positive environmental sustainability impacts as a result of the policy including protecting Green Infrastructure (GI) and biodiversity to help combat climate change.

### **Flood Risk**

Flooding is a key issue in West Berkshire and therefore, the inclusion of a flood risk policy in the LPR is critical. **The Flood Risk Policy (SP6)** is likely to have an overall positive impact on sustainability. There is likely to be a significantly positive impact on all elements of sustainability in relation to flood risk and quality of life and the environment in the future.

### **Design Quality**

The LPR includes a policy that sets out design principles for development. This policy is based on the original Design principles policy of the current Local Plan. The **Design Quality policy (SP7)** is likely to have an overall positive impact on sustainability, with significantly positive impacts on social and economic sustainability in relation to climate change, health, safety and wellbeing as well as the character and distinctiveness of the environment.

### **Landscape Character**

The review of the current Landscape Character policy stated that the policy was still robust, subject to some minor changes. Comments from the Council's Heritage team requested that the policy for Landscape and Heritage be separate to allow for more details to be included in the Heritage policy.

The **Landscape Character policy (SP8)** is likely to have an overall neutral impact on sustainability. Positive environmental sustainability impacts are likely in relation to landscape character, biodiversity and GI.

### **Historic Environment**

A new Historic Environment policy has been developed, based on the Landscaped Character and Historic Environment policy of the current Local Plan and at the request of the Council's Heritage team.

The **Historic Environment Policy (SP9)** is likely to have an overall natural impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability in relation to protection of the historic environment.

### **Green Infrastructure**

Following changes to national policy around Green infrastructure (GI) a new policy was developed for the LPR. The **Green Infrastructure policy (SP10)** is likely to have an overall positive impact on sustainability. There is likely to be a significantly positive impact on environmental and social sustainability in relation to biodiversity, landscape and flood risk benefits.

### **Biodiversity and Geodiversity**

Following changes to national policy to require a 10% net gain in biodiversity an updated Biodiversity and Geodiversity policy has been developed. The **Biodiversity and Geodiversity policy (SP11)** is likely to have an overall natural impact on sustainability, but significantly positive impacts on environmental sustainability though the protection of biodiversity and the knock-in effects this has on greenhouse gas emissions, landscape character and GI.

## **5.3. Delivering Housing**

### **Approach to Housing Delivery**

Local housing need (LHN) is calculated using a formula set out in the NPPF. However, this then needs to be translated into a housing figure for the plan. Three options were considered for the housing figure to be included in the LPR. The option chosen was for the LHN + a buffer figure of 5%, giving a housing requirement of 9,146 over the plan period.

The **Approach to Housing Delivery Policy (SP12)** is likely to have an overall neutral impact on sustainability. Positive impacts are likely in relation to social sustainability as the policy seeks to ensure adequate housing is provided to meet local needs.

### 5.3.1. Site Allocations

#### Strategic Site Allocations

The Core Strategy included two strategic sites, one of which is nearing completion (Newbury Racecourse). The other site (**Sandleford Park**), while part of the site has outline planning permission (granted on appeal in 2022) has not yet commenced development. The LPR considered the options for reallocating the site and determined that it would be most appropriate to retain the policy for the allocation in the plan, subject to some updates.

The **Sandleford Strategic Allocation (SP16)** is likely to have an overall positive impact on sustainability. There are likely to be positive or significantly positive impacts on social sustainability as the policy will help to deliver new housing to meet local needs. While there are some uncertain sustainability impacts mitigation measures should ensure no negative sustainability impacts occur. The site is greenfield and underlain by sand and gravel, so there are some potentially negative environmental impacts which will need to be mitigated.

A new strategic site is proposed for allocation at North East Thatcham. The North **East Thatcham policy (SP17)** is likely to have an overall positive impact on sustainability. A number of significantly positive impacts have been identified in relation to social sustainability as the site will deliver houses to help to meet local housing needs. While the site is greenfield, and therefore, likely to have a negative impact on environmental sustainability, mitigation measures should ensure no overall negative impacts as a result of the development of the site.

#### Non-Strategic Site Allocations

The remaining housing figure of the LPR is to be made up of smaller sites, these are a mix of sites allocated in the Housing Site Allocations DPD and new sites to be allocated through the LPR.

The **Housing Site Allocations DPD** included a number of site allocated for housing, not all of which have come forward for development. Where sites are still considered likely to come forward these have been carried forward into the LPR. Each site has a site policy developed to set out the requirements for the site, these have been reviewed and carried forward into the LPR, with any amendments necessary. Each site was subject to SA/SEA as part of the site selection process for the Housing Site Allocations DPD. The SA/SEAs have been reviewed and updated to ensure they are still relevant.

Policy **RSA1 Land north of Newbury College, Monk Lane, Newbury** is likely to have an overall positive impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability

impacts as the policy seeks to protect and enhance biodiversity, heritage and impacts of climate change.

Policy **RSA2 Land at Bath Road, Speen** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change.

Policy **RSA3 Land at Coley Farm, Stoney Lane, Newbury** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change.

Policy **RSA4 Land off Greenham Road and New Road, South East Newbury** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change.

Policy **RSA5 Land at Lower Way Farm** is likely to have an overall positive impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, heritage and impacts of climate change.

Policy **RSA6 Stonehams Farm, Tilehurst** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change.

Policy **RSA7 72 Purley Rise, Purley-on-Thames** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change.

Policy **RSA8 Land adjacent to Bath Road and Dorking Way, Calcot** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local



services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change.

Policy **RSA9 Land between A340 and The Green, Theale** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity and impacts of climate change.

Policy **RSA12 Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common** is likely to have an overall positive impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, heritage and impacts of climate change.

Policy **RSA14 Land adjoining Lynch Lane, Lambourn** is likely to have an overall positive impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need, particularly the racehorse industry as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change.

Policy **RSA15 Land at Newbury Road, Lambourn** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape, heritage and impacts of climate change.

Policy **RSA18 Pirbright Institute Site, High Street, Compton** is likely to have an overall positive impact on sustainability. A significantly positive sustainability impact has been identified in relation to flood risk on the site. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need, particularly the racehorse industry as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change.

Policy **RSA20 Land off Charlotte Close, Hermitage** is likely to have an overall positive impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need, particularly the racehorse industry as well as providing the new homes with good access to local services and facilities. There are likely to be positive

environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change.

Policy **RSA21 Land to the South East of the Old Farmhouse, Hermitage** is likely to have an overall positive impact on sustainability. A significantly positive sustainability impact has been identified in relation to flood risk on the site. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need, particularly the racehorse industry as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change.

### **Neighbourhood Plans**

There are nine designated Neighbourhood Areas in the district, with two having adopted Neighbourhood Plans. Neighbourhood Plans are able to allocate sites to help meet the local housing need, however, it is not compulsory for plans to include allocations. The adopted Stratfield Mortimer NDP includes allocate of 110 dwellings, while the adopted plan for Compton does not include any allocations due to a large site already allocated through the Housing Site Allocations . Hungerford and Lambourn Parish Councils are intending to include allocations in their NDPs and have been allocated 55 dwellings and 25 dwellings respectively. Housing allocations in the remaining Parishes (Cold Ash, Burghfield, Tilehurst and Hermitage) are considered as part of the LPR.

### **New Allocations**

A number of new sites are also required to meet the housing requirement. The Housing and Economic Land Availability Assessment sets out the sites that have been submitted to the council for consideration for allocation in the LPR. The HELAA makes a preliminary assessment of the potential and suitability of the sites, but does not make recommendations as to which sites should be allocated, this is done through the site selection process, as set out in the site selection methodology.

A total of 249 sites were considered for residential use or mixed use in the HELAA (December 2020). 165 sites were ruled out as “not considered developable within the next 15 years”. Sites were also ruled out as reasonable alternatives for a number of other reasons including, being within a designated Neighbourhood Area where the NDP will allocate sites, inside the settlement boundary, sites outside the settlement hierarchy.

A total of 16 sites have been taken forward as reasonable alternatives for allocation, these sites have been subject to SA/SEA to assist with the decision making process on which sites should go forward for allocation within the LPR.

The outcomes of the Emerging Draft consultation (Dec 2020), along with further technical work have been used to refine the site assessments and inform the recommendation of sites for allocation within the Local Plan Review.

In the **Newbury and Thatcham** Spatial area no new allocations are proposed. In **Newbury** no sites are considered suitable for allocation, except at a strategic scale where significant access improvements could be provided and this does not fit with

the overall spatial strategy for the LPR. No other sites are considered for allocation in **Thatcham** due to the proposed allocation of the strategic site at North East Thatcham. No new sites are proposed for allocation in **Cold Ash**, as none of the sites proposed, outside the settlement boundary, are considered suitable for development at this time.

New allocations are proposed in the **Eastern Area**. No new sites were proposed for inclusion in the HELAA in **Calcot or Purley-on-Thames**. One site was considered for allocation in **Tilehurst**, but politically there are significant concerns regarding access to the site, which is shared with the Reading IKEA store, meaning that it is not to be allocated. Two sites are proposed for allocation in **Theale**.

**Policy RSA10 Whitehart Meadow, Theale** is likely to have an overall positive impact on sustainability. Significantly positive impacts have been identified in relation to flood risk on the site, and for the range of dwellings types and size. Positive environmental sustainability impacts are likely in relation to climate change impacts, biodiversity, landscape and the historic environment.

**Policy RSA11 Former Sewage Treatment Works, Theale** is likely to have an overall positive impact on sustainability. Significantly positive impacts have been identified in relation to flood risk on the site, and for the range of dwellings types and size. Positive environmental sustainability impacts are likely in relation to climate change impacts, biodiversity, landscape and the historic environment.

Due to the presence of the DEPZ for AWE no sites are considered appropriate for allocation in **Burghfield**. **Stratfield Mortimer** has an adopted Neighbourhood Plan, which allocated 110 dwellings to 2026, therefore, at this stage no new allocations are proposed. A single site is proposed for allocation in **Woolhampton**. Policy **RSA13 Land north of A4 Bath Road, Woolhampton** is likely to have an overall positive impact on sustainability. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, heritage and impacts of climate change.

New sites are proposed for allocation in the **North Wessex Downs AONB**. One new site is proposed for allocation in **Bradfield Southend**. Policy **RSA16 Land north of Southend Road, Bradfield Southend** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will provide the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape, heritage and impacts of climate change.

A new site is proposed for allocation in **Chieveley**. Policy **RSA17 Land at Chieveley Glebe, Chieveley** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will provide the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape, heritage and impacts of climate change.

No new sites are proposed for allocation in **Compton**. Compton is a designated Neighbourhood Area with an adopted Neighbourhood Plan. The Neighbourhood Plan does not allocate sites, as a site for 140 dwellings was allocated in the Housing Site Allocations DPD and is proposed to be carried forward in the LPR, as a result it is not considered appropriate for further allocations within Compton in this plan period.

A new site is proposed for allocation in **Great Shefford**. Policy **RSA19 Land west of Spring Meadows, Great Shefford** is likely to have an overall positive impact on sustainability. A significantly positive sustainability impact has been identified in relation to flood risk on the site. There are likely to be positive impacts on social sustainability as the site will deliver new housing to help meet the local housing need, particularly the racehorse industry as well as providing the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape and impacts of climate change.

An additional site is proposed for allocation in **Hermitage**. Policy **RSA22 Land adjacent to Station Road, Hermitage** is likely to have an overall positive impact on sustainability. Positive social sustainability impacts are likely as the site seeks to set out the requirements for new houses on the site, as well as requirements for good access routes to local services and facilities. Impacts on environmental sustainability are likely to be positive as the policy sets out the measures required to provide development that is conscious of climate change impacts as well as providing biodiversity, landscape and heritage benefits. No negative sustainability impacts have been identified.

**Hungerford** is in a designated Neighbourhood Area and the parish council are anticipating to allocate sites through the NDP. As a result no new sites have been proposed for allocation, but the parish council have been asked to allocate land for 55 dwellings.

One new site is proposed for allocation in **Kintbury**. Policy **RSA23 Land adjoining The Haven, Kintbury** is likely to have an overall neutral impact on sustainability. There are likely to be positive impacts on social sustainability as the site will provide the new homes with good access to local services and facilities. There are likely to be positive environmental sustainability impacts as the policy seeks to protect and enhance biodiversity, landscape, heritage and impacts of climate change.

**Lambourn** is in a designated Neighbourhood Area and the parish council are anticipating to allocate sites through the NDP. As a result no new sites have been proposed for allocation but the parish council have been asked to allocate land for 25 dwellings.

No suitable sites were included in the HELAA in **Pangbourne**, so no new allocations are proposed.

## **Gypsies and Travellers**

Two sites were included in the Housing Site Allocations DPD. These sites have not yet been delivered and so they will be rolled forward into the LPR. Policy **RSA24 New Stocks Farm, Paices Hill, Aldermaston** is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability in terms of accessibility to community facilities for those using the site. There are also likely to be a number of positive environmental sustainability impacts in relation to soils and water quality. Policy **RSA25 Long Copse Farm, Enborne** is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability in terms of accessibility to community facilities for those using the site. There are also likely to be a number of positive environmental sustainability impacts in relation to soils and water quality.

### **5.3.2. Housing Type and Mix**

This policy is based upon the updated Berkshire Strategic Housing Market Assessment and Housing Needs Evidence. **Policy SP18 Housing Type and Mix** is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to provide a range of housing types and mix to support local needs.

### **5.3.3. Affordable Housing**

This policy has been based upon the updated Berkshire Strategic Housing Market Assessment and Housing Needs Evidence following updates to national policy. Policy **SP19 Affordable housing** is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability through the provision of affordable housing across the district. Positive environmental sustainability impacts are also identified as the affordable homes will need to be built to zero carbon standards.

## **5.4. *Fostering Economic Growth and Supporting Local Communities***

### **Strategic Approach to Employment Land**

Updated policies are included in the LPR for the approach to employment land and town centres.

Policy **SP20 Strategic approach to employment land** is likely to have an overall neutral impact on sustainability. Significantly positive impacts have been identified in relation to economic sustainability, with positive impacts on environmental sustainability as the policy promotes use of PDL over greenfield sites.

### **Employment Allocations**

Of the 42 sites submitted for consideration in the HELAA 16 were considered reasonable alternatives for allocation, with six being taken forward for allocation.

Policy **SP21 Sites Allocated for Employment Land** lists the sites to be allocated. The policy is likely to have an overall neutral impact on sustainability. Significantly positive impacts are identified on economic sustainability as the policy seeks to allocate sites for employment uses and safety guard existing employment areas. Positive sustainability impacts have also been identified in relation to environmental



sustainability as the allocations make best use of PDL where this is available. No negative sustainability impacts have been identified.

Each site that has been allocated has a specific site policy. Each policy has been subject to SA/SEA.

Policy **ESA1 Land east of Colthrop Industrial Estate, Thatcham** is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

Policy **ESA2 Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands** is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety and the promotion of sustainable travel. No negative sustainability impacts have been identified.

Policy **ESA3 Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands** is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

Policy **ESA4 Beenham Landfill, Pips Way, Beenham** is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

Policy **ESA5 Northway Porsche, Grange Lane, Beenham** is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment

uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape and heritage as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

Policy **ESA6 Land adjacent to Padworth IWMF, Padworth Lane, Padworth** is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive economic sustainability impacts in relation to the allocation of land for employment uses. There are also likely to be significantly positive environmental impacts in relation to climate change reliance. Positive environmental sustainability impacts have also been identified in relation to biodiversity, landscape, heritage, soil and water quality as well as in relation to mineral resources. There are also positive social sustainability impacts in relation to road safety. No negative sustainability impacts have been identified.

### **Town Centres**

The Town Centre policies of the current Local Plan area still considered, in principle, to be appropriate, but additional evidence from the Western Berkshire Retail and Commercial Leisure Assessment (2016) and changes in the planning system have resulted in the policy being updated. Policy **SP22 Town and District Centres** is likely to have an overall neutral impact on sustainability. A significantly positive impact is likely in relation to economic sustainability as the policy seeks to protect the viability and vitality of the District's centres. There is also likely to be a positive impact on economic sustainability through supporting businesses in the District's centres. Positive impacts have also been identified in relation to environmental sustainability and social sustainability as the policy seeks to protect local character and the historic environment as well as protecting local services and facilities. No negative sustainability impacts have been identified.

### **Transport**

The transport policies of the current Local Plan are still considered, in principle, to be appropriate. They have been updated to ensure that they comply with current national policy and local evidence. Policy **SP23 Transport** is likely to have a positive impact on all sustainability objectives as it seeks to promote and encourage the use of sustainable modes of travel, such as walking, cycling and the use of public transport over car use. A number of indirectly positive environmental impacts have also been identified, which relate to benefits that a reduction in car use would have that are not directly related to the policy. No negative impacts have been identified as a result of this policy.

### **Infrastructure Requirements and Delivery**

The principles of the current Local Plan infrastructure policy are still considered to be appropriate. **Policy SP24 Infrastructure Requirements and Delivery** is likely to have an overall positive impact on all elements of sustainability. A number of significantly positive impacts are predicted particularly in relation to social sustainability through the provision of infrastructure to support new developments and local communities. There are also a number of unknown impacts as the policy does not specifically deal with those areas, but may have an indirectly positive impact as a result of the aims of the policy to deliver infrastructure to support development. No negative impacts have been identified.

## **5.5. Development Management Policies**

Development Management policies have been developed to help to manage developments taking place in the district, while many of the elements are covered by national policy the local context is seen as being important to the implementation in the local area.

### **DM1 Development in the Countryside**

The policy is likely to have an overall neutral impact on sustainability. A number of positive or significantly positive sustainability impacts have been identified, particularly in relation to environmental sustainability in relation to landscape and heritage, but also for economic sustainability in relation to the redevelopment of existing land and development where there is a local need. No negative impacts have been identified.

### **DM2 Separation of Settlements around Newbury and Thatcham**

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as the policy seeks to retain green gaps between the settlements of Newbury and Thatcham to retain their separate identities. This will result in positive impacts for landscape character and biodiversity. No negative impacts have been identified.

### **DM3 Health and Wellbeing**

The policy is likely to have an overall neutral impact on sustainability. A number of positive impacts are identified in relation to social sustainability as the policy seeks to promote and support health and wellbeing. There are likely to be neutral impacts on economic and environmental sustainability as a result of the policy. However in combination with other policies in the plan, there could be a positive impact on all elements of sustainability.

### **DM4 Building Sustainable Homes and Businesses**

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive environmental sustainability impacts as a result of the policy's requirements for energy efficiency and climate change mitigation. There are also a number of positive environmental sustainability impacts as a result of the policy requiring consideration of the natural environment in relation to air and soil quality and noise. No negative sustainability impacts have been identified.

### **DM5 Environmental Nuisance and Pollution Control**

The policy is likely to have an overall neutral impact on sustainability, with a significantly positive impact on environmental sustainability as it seeks to ensure no environmental nuisance or pollution occurs as a result of development. No negative impacts have been identified.

### **DM6 Water Quality**

The policy is likely to have an overall neutral impact on sustainability, with significantly positive impacts on environmental sustainability in relation to water quality and habitat creation. This could also result in positive impacts for social sustainability through the creation of GI. No negative impacts have been identified.

**DM7 Water Resources and Waste Water**

The policy is likely to have an overall neutral impact on sustainability, however there will be significantly positive impacts on environmental sustainability associated with ensuring adequate water supplies and reducing water consumption. There are also likely to be positive impacts on environmental and social sustainability associated with the benefits for climate change impacts as a result of the policy. No negative impacts have been identified.

**DM8 Air Quality**

The policy is likely to have an overall neutral impact on sustainability, however, it is likely to have significantly positive impacts on environmental sustainability in relation to managing air pollution and impacts on biodiversity. A number of the neutral impacts would be likely to have a positive impact when indirect impacts of the policy are considered, such as reducing the need to travel which would reduce air pollution levels benefits human health and biodiversity. No negative impacts have been identified.

**DM9 Conservation Areas**

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development in Conservation Areas, which will help to protect, conserve or enhance landscape character and the built and historic environment. No negative impacts have been identified.

**DM10 Listed Buildings**

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment of listed buildings, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified.

**DM11 Non-designated heritage assets**

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect non-designated heritage assets, which will help to protect, conserve or enhance the built and historic environment. No negative impacts have been identified.

**DM12 Registered Parks and Gardens**

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect registered parks and gardens, which will help to protect, conserve or enhance the historic environment. No negative impacts have been identified.

**DM13 Registered Battlefields**

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect the registered battlefield, which will

help to protect, conserve or enhance and historic environment. No negative impacts have been identified.

#### **DM14 Assets of Archaeological Importance**

The policy is likely to have an overall neutral impact on sustainability. Significantly positive environmental impacts are likely as the policy seeks to manage development/redevelopment that might affect assets of archaeological importance, which will help to protect, conserve or enhance and historic environment. No negative impacts have been identified.

#### **DM15 Trees, Woodland and Hedgerows**

The policy is likely to have an overall neutral impact on sustainability. There are likely to be significantly positive impacts on environmental sustainability as a result of the policy seeking to protect and enhance trees, woodland and hedgerows. There are also a number of indirectly positive impacts on environmental sustainability as a result of the benefits trees, woodlands and hedgerows can bring in relation to climate change, soil and water quality. No negative impacts have been identified.

#### **DM16 First Homes Exception Schemes**

The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on social sustainability is likely as the policy seeks to deliver affordable housing for first time buyers with a local connection. There are also likely to be a positive impact on economic sustainability as new development on the edge of towns and villages can help to support viability and vitality of the local centre. No negative impacts have been identified.

#### **DM17 Rural Exception Housing**

The policy is likely to have an overall neutral impact on sustainability. The policy will have a significantly positive impact on social and economic sustainability as it will deliver affordable housing in rural areas. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts.

#### **DM18 Self and Custom Build**

The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified.

#### **DM19 Specialised Housing**

The policy is likely to have an overall neutral impact on sustainability. The policy will have a positive impact on social and economic sustainability as it will deliver specialist housing. There are a number of unknown sustainability impacts as the impacts would depend on the location of any proposals coming forward. Mitigation measures would be vital to ensure that there would be no negative impacts. No negative impacts have been identified.



**DM20 Gypsies, Travellers and Travelling showpeople**

The policy is likely to have an overall neutral impact on sustainability. There are positive impacts in relation to social sustainability as the policy provides the framework to provide specific locations for plots/pitches for gypsies, travellers and travelling showpeople. This results in positive impacts in relation to provision of specialist housing, and improving access to community services and facilities. There are also positive impacts on environmental sustainability identified in relation to the provisions in the policy wording for the natural, built and historic environment. No negative impacts have been identified.

**DM21 Retention of Mobile Home Parks**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive social sustainability impact as the policy looks to safeguard mobile home parks except where affordable housing schemes are proposed. No negative impacts are identified.

**DM22 Residential use of Space above Non-Residential Units**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability through the reuse of vacant spaces above existing units. This will also have a significantly positive impact on economic sustainability as it seeks to support town and village centre viability and vitality. No negative impacts have been identified.

**DM23 Housing Related to Rural Workers**

The policy is likely to have an overall neutral impact on sustainability. Significantly positive impacts on economic and social sustainability are likely as the policy sets out where development will be allowed to support workers in rural businesses. No negative impacts have been identified.

**DM24 Conversion and/or Re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use**

The policy is likely to have an overall neutral impact on sustainability. There is a significantly positive impact on environmental sustainability as the policy will result in the redevelopment of previously development land. There is a likely positive impact on environmental sustainability as the policy seeks to provide the context for the redevelopment of existing redundant buildings in the countryside. No negative impacts have been identified.

**DM25 Replacement of Existing Dwellings in the Countryside**

The policy is likely to have an overall natural impact on sustainability. A significantly positive environmental sustainability impact is likely as the policy seeks to make use of PDL through the redevelopment of existing dwellings. There are likely positive environmental impacts as the policy also seeks to protect the natural and historic environment. No negative impacts have been identified.

**DM26 Extension of residential curtilages**

The policy is likely to have an overall neutral impact on sustainability. There are positive impacts identified in relation to environmental sustainability in relation to protection of the landscape and biodiversity. There is also a likely positive impact on

social sustainability as the policy requires proposals to protect road safety. No negative impacts have been identified.

#### **DM27 sub-division of existing dwellings in the countryside**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy will be making best use of previously developed land. There are also positive environmental sustainability impacts identified in relation to protection of the countryside and heritage assets. There are positive social sustainability impacts as the policy seeks to ensure accessibility services and facilities, while providing a context for additional dwellings to be provided to meet local housing needs.

#### **DM28 Residential Extensions**

The policy will have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental sustainability as the policy aims to protect the special qualities of the AONB as well as local character outside the AONB. There are also likely to be positive environmental sustainability impacts as the policy seeks to protect trees and biodiversity and heritage assets as well as making best use of PDL. No negative impacts have been identified.

#### **DM29 Residential Annexes**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be positive impact on environmental sustainability as the policy relates to PDL. No negative sustainability impacts have been identified.

#### **DM30 Residential Space Standards**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on social sustainability in relation not healthy lifestyles as the policy will ensure that new dwellings provide adequate space.

#### **DM31 Residential Amenity**

The policy is likely to have an overall neutral impact on sustainability. Positive impacts on environmental and social sustainability have been identified in relation to pollution management and requirements for adequate amenity space to be provided. No negative impacts have been identified.

#### **DM32 Designated Employment Areas**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy seeks to protect employment land. There is likely to be a positive impact on environmental sustainability as the policy seeks development within existing employment areas which would be development on PDL.

#### **DM33 Development within AWE**

The policy is likely to have a neutral impact on sustainability. Two positive impacts on environmental and economic sustainability have been identified in relation to use of PDL and making effective and efficient use of employment land. No other sustainability impacts have been identified.

**DM34 Retail Parks**

The policy is likely to have an overall neutral impact on sustainability. Positive impacts have been identified in relation to economic sustainability as the policy seeks to protect the viability and vitality of town centres as well as making best use of existing land. No other sustainability impacts have been identified.

**DM35 Supporting a prosperous Rural Economy**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on economic sustainability as the policy seeks to support the rural economy. There are also likely positive environmental sustainability impacts as a result of the policy's requirements for protection of the landscape character and heritage assets. No negative impacts have been identified.

**DM36 Farm Diversification**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a positive impact on environmental sustainability as the policy seeks to protect the natural, built and historic environment as well as pollution that could result from proposed development. There is also a likely positive impact on economic sustainability as the policy supports farm diversification in certain circumstances.

**DM37 Equestrian and Horseracing Industry**

The policy is likely to have an overall neutral impact on sustainability. There are likely to be positive economic sustainability impacts as the policy seeks to support the equestrian/horseracing industry. There are also positive environmental sustainability impacts as the policy seeks to protect biodiversity, landscape character and the historic environment as well as ensure there is no pollution resulting from the development that could impact on noise, air or water quality. No negative impacts have been identified.

**DM38 Development on Existing Educational and Institutional Sites in the Countryside**

The policy is likely to have an overall neutral impact on sustainability. There are likely positive impacts on social and economic sustainability associated with supporting development required to meet the needs and operational requirements of the educational or institutional site. There are also likely positive environmental sustainability impacts as the policy requires consideration of the landscape character and heritage assets. No negative impacts have been identified.

**DM39 Local Community Facilities**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on social sustainability as the policy seeks to safeguard existing community facilities and sets out the criteria for new community facilities. There is also a likely positive impact in relation to environmental sustainability as the policy seeks to ensure development are accessible to the community it services. There is also a positive social and economic sustainability impact as the policy seeks to support the viability and vitality of town and village centres.

**DM40 Public Open Space**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on environmental and social sustainability as the policy promotes good quality open space which will promote healthy lifestyles and provide biodiversity benefits. There is likely to be a positive environmental impact in relation to climate change as the GI provided by the policy can act as a sink for GHGs. No negative impacts have been identified.

**DM41 Digital Infrastructure**

The policy is likely to have an overall neutral impact on sustainability. There is likely to be a significantly positive impact on all elements of sustainability as a result of improve access to IT facilities. There are also positive impacts identified in relating to environmental sustainability as the policy allowed for less travel through improved digital access. No negative sustainability impacts have been identified.

**DM42 Transport Infrastructure**

The policy is likely to have an overall neutral impact on sustainability. A significantly positive impact on environmental sustainability is likely as the policy seeks to promote alternative modes of travel such as walking, cycling, public transport and use of alternative fuels. There are also likely positive impacts on environmental sustainability in relating to a reduction of pollution due to the promotion of sustainable travel modes. No negative sustainability impacts have been identified.

**DM43 Theale rail-road transfer site**

The policy is likely to have a neutral impact on sustainability. A significantly positive impact on economic and environmental sustainability has been identified in relation to minerals consumption as the site is primarily used for the transportation of minerals. The other significantly positive impact identified is in relation to the use of the rail network to move good and resources around, rather than the road network. No other sustainability impacts have been identified.

**DM44 Parking**

The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a significantly positive impact on environmental sustainability as it seeks to provide parking for new development in the context of reducing the pollution from vehicle travel. As the update of EV charging points is unknown, there is an unknown impact on sustainability. Where there is a good update of the EV points there will be a positive impact on climate change.

**DM45 Travel Planning**

The policy is likely to have an overall neutral impact on sustainability. The policy is likely to have a positive impact on environmental sustainability as the policy seeks to promote sustainable travel which will have environmental benefits on air and water quality, as well as reducing climate change impacts. No negative impacts have been identified.

In accordance with the NPPF the sequential test for flood risk (Para 161) and the Exceptional Circumstances for major development in the AONB (Para 177) have been carried out<sup>3</sup>.

## 6. Conclusion

As a result of the SA/SEA work undertaken during the development of the Local Plan Review the most appropriate strategy has been taken forward into the Proposed Submission version of the Plan.

The Proposed Submission Local Plan Review is considered to represent the most suitable approach, from the options assessed, in order to achieve the sustainability objectives of the plan. Successful implementation of the Local Plan, and adequate mitigation of the potential negative effects identified will result in neutral, or in many cases positive sustainability impacts and sustainable development.

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<sup>3</sup> National Planning Policy Framework 2021  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1005759/NPPF\\_July\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf)





**West Berkshire Local Plan Review to 2039**

**Habitats Regulations Assessment**

**(December 2022)**

# Contents Page

1. Introduction .....	4
Requirement for Habitat Regulations Assessment (HRA) .....	4
2. What is the West Berkshire Local Plan Review (LPR)? .....	7
3. Habitats sites within or adjacent to West Berkshire.....	7
4. Identification of potential impacts .....	10
Physical damage, fragmentation or loss of habitats.....	11
Hydrological impacts.....	12
Water quantity .....	13
Water quality.....	14
Non-physical disturbance: noise, vibration and light pollution.....	16
Air Pollution .....	17
Recreation/Urban edge.....	19
5. Review of other plans and projects which may have ‘in-combination’ effects ...	21
6. Screening of Local Plan Review Policies and Site Allocation.....	23
Screening Conclusions .....	24
7. Appropriate Assessment and Integrity Test .....	25
River Lambourn SAC.....	25
Kennet and Lambourn Floodplain SAC .....	28
Kennet Valley Alderwoods SAC .....	30
8. Conclusions .....	31
Appendix 1: Habitats Site Details .....	33
Appendix 2: Plans and projects with the potential for in-combination effects .....	44
Appendix 3: Screening of policy areas and settlements .....	54

## **Abbreviations and Acronyms**

AA	Appropriate Assessment
HRA	Habitats Regulations Assessment
SPA	Special Protected Area
SAC	Special Area of Conservation
Natura 2000	Network of nature protected area made up of SACs and SPAs
JNCC	Joint Nature Conservation Committee
NE	Natural England
Defra	Department for Environment, Food and Rural Affairs
TW	Thames Water
EA	Environment Agency
EC	European Commission
EU	European Union
NOX	Nitrous Oxides
SO2	Sulphur Dioxide
AQMA	Air Quality Management Area
NPPF	National Planning Policy Framework
SwOx	Swindon and Oxfordshire Water Resources Zone
LPR	West Berkshire Local Plan Review
NNZ	Nutrient Neutrality Zone

# 1. Introduction

## Requirement for Habitat Regulations Assessment (HRA)

- 1.1 Under the provisions of European Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the Habitats Directive)<sup>1</sup>, transposed into British law by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579)<sup>2</sup>, 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. The Regulations ensure that the habitat and species protection and standards derived from EU law will continue to apply after Brexit. Where previously sites were referred to as European or Natura 2000, the sites now make up the UK 'national site network'. For the purposes of this report the term 'Habitats Sites' is used to represent the network.
- 1.2 Habitats sites provide valuable ecological infrastructure for the protection of rare, endangered or vulnerable natural habitats and species of exceptional importance within the UK. 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)<sup>3</sup>. Designation of SACs also has regard to the threats of degradation or destruction to which the sites are exposed and to the coherence of the national site network now the UK has exited from the EU. Additionally, the National Planning Policy Framework (NPPF) at paragraph 176<sup>4</sup> requires that sites designated under the Ramsar Convention (The Convention on Wetlands of International Importance, especially as Waterfowl Habitat) are treated likewise for the purpose of considering development proposals that may affect them.
- 1.3 The overall purpose of the HRA is to conclude whether or not a proposal or policy, or the whole development plan, would adversely affect the integrity of the Habitats site in question either alone or in combination with other plans and projects. This is judged in terms of the implications of the plan for the 'qualifying features' for which the Habitats

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<sup>1</sup> 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>

<sup>2</sup> The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019: <https://www.legislation.gov.uk/ukxi/2019/579/regulation/35/made>

<sup>3</sup> 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>

<sup>4</sup> National Planning Policy Framework, 2021: [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

site was designated, those being SACs: Annex I habitat types and Annex II species of the Habitats Directive; SPAs: Annex I birds and regularly occurring migratory species not listed in Annex I of the Birds Directive and; Ramsar sites: the reasons for listing the site under the Convention.

- 1.4 This includes screening for potential impacts on Habitats sites. If there is a probability or a risk that there will be significant effects on site integrity 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.
- 1.5 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 Habitats 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 Habitats sites.
- 1.6 Note that the HRA is based on the precautionary principle meaning that where uncertainty or doubt remains, a likely significant effect should be assumed.
- 1.7 There are four stages to the Habitats Regulations Assessment as outlined in the table below:

<b>Habitat Regulation Assessment - stage</b>	<b>Purpose</b>
Screening exercise (the significance test)	The process which identifies the likely impacts upon a Habitats site(s), either alone or in combination with other projects or plans and considers whether these impacts are likely to be significant. Where there is no significant effect the report concludes at this stage.
Appropriate Assessment (the integrity test)	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 adverse impacts cannot be avoided by means of alternative ways of achieving the objectives of the plan or project, an assessment of the potential mitigation of those impacts should be provided to



	include the necessary measures and timescales. If effects remain after all alternatives and mitigation measures have been applied then the next stage applies.
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 and is likely to result in onerous requirements.

Table 1: Stages of the HRA Process

- 1.8 This HRA takes into account the case law rulings from the Court of Justice for the European Union (CJEU) which still apply. The *People over Wind, Peter Sweetman v Coillte Teoranta* (April 2018) judgment ruled that Article 6(3) of the Habitats Directive should be interpreted as meaning that mitigation measures should be assessed as part of an Appropriate Assessment, and should not be taken into account at the screening stage.
- 1.9 SPAs and SACs were classified under European Union (EU) legislation but, since 1st January 2021 when the UK left the EU are protected in the UK by the Habitats Regulations 2017 (as amended). Although the EU Directives from which the UK's Habitats Regulations originally derived are no longer binding, the Regulations still make reference to the lists of habitats and species that the sites were designated for.
- 1.10 The Government Policy Paper<sup>5</sup> on changes to the Habitats Regulations 2017 post-Brexit states that any references to Natura 2000 in the 2017 Regulations and in guidance should now refer to the new 'national site network'. The national site network now includes existing SACs and SPAs; and new SACs and SPAs designated under these Regulations
- 1.11 This report outlines the screening assessment and screens the potential of the West Berkshire Local Plan Review (LPR) for its likely significant effects, either alone or in

<sup>5</sup> <https://www.gov.uk/government/publications/changes-to-the-habitats-regulations-2017/changes-to-the-habitats-regulations-2017>

combination. It then describes the findings of the Appropriate Assessment stage of the HRA. Natural England were consulted on the screening assessment and concurred with the findings of the document, and advised that the local plan should seek to preserve water quality on the River Lambourn Special Area of Conservation (SAC) and ensure that development within the district will not increase the phosphorus loading on the SAC from wastewater and surface run off. This was taken into account in the Appropriate Assessment.

## **2. What is the West Berkshire Local Plan Review (LPR)?**

- 2.1 The pre-submission LPR sets out the Council's development strategy, planning policies and proposals, including site allocations, to guide land use and planning decisions in the District up to 2039.
- 2.2 Consultations under Regulation 18 have been undertaken on three occasions. In early 2018 the purpose and our approach to the Local Plan Review was outlined in a Scoping Report seeking comments on the scope and content. Later in 2018, comments were sought on the proposed vision for the LPR; revision of the existing spatial areas; methodology for reviewing the existing settlement hierarchy; criteria for the settlement boundary review; and update of our assessment of existing Local Plan policies. In December 2020, the Council produced an emerging draft of the LPR. This identified the development that is required to meet local needs, sets out our strategy for distributing development within the district, as well as the outline for our policies for conserving and enhancing the natural and built environment.
- 2.3 This HRA report (including both screening and Appropriate Assessment) has been prepared to address the Policies and proposals for the Publication (Regulation 19) version of the West Berkshire LPR. The HRA is being published for consultation alongside the LPR.

## **3. Habitats sites within or adjacent to West Berkshire**

- 3.1 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 and 7 km boundaries of the Thames Basin Heaths SPA. The 5km boundary acts as a buffer area to regulate development near the SPA. Two Nutrient Neutrality Zones (NNZ) are also present in the District.

3.2 The map below shows the location of the SACs, SPA buffers and NNZ:

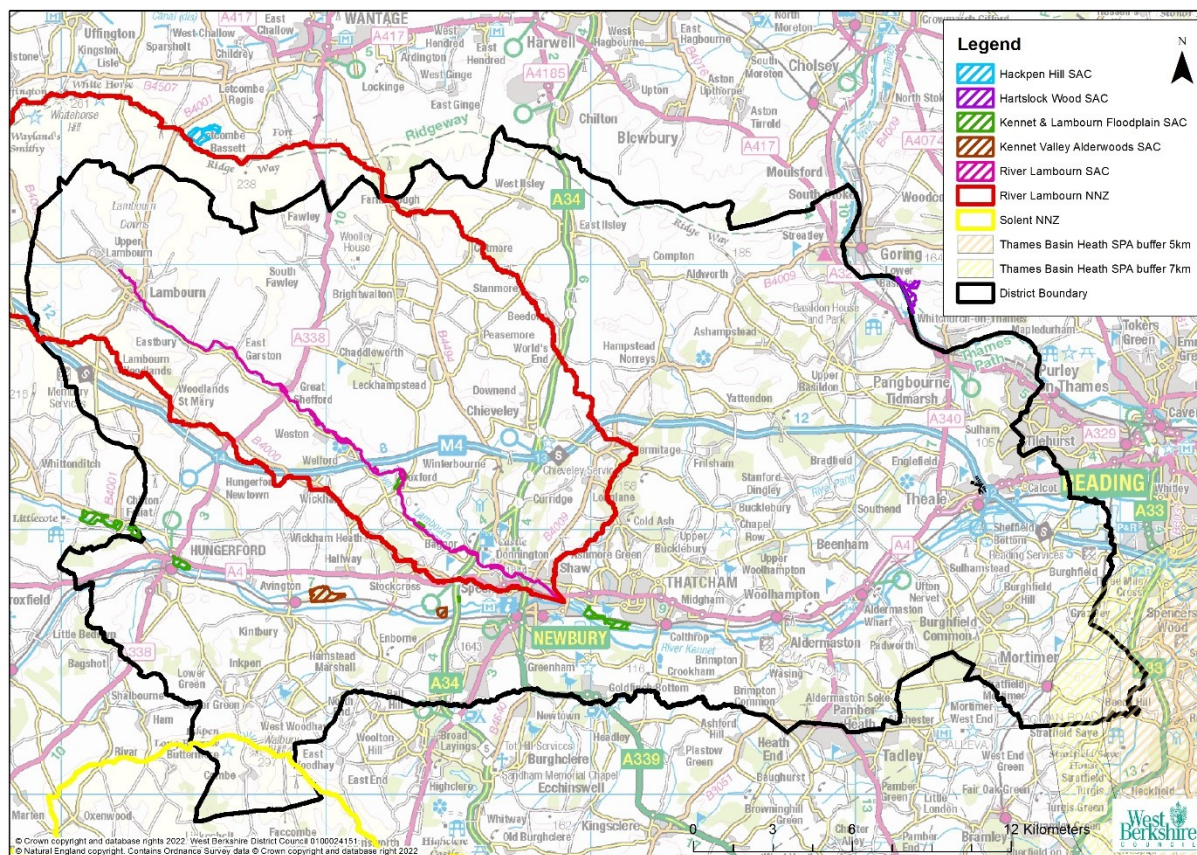


Figure 1: Location of SACs, NNZ and SPA Buffer

- 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. Threats to the SAC could result from groundwater and air pollution as well as Changes in hydrology leading to reduced water tables and loss of quality water.
- 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. Threats to the SAC could result from water abstraction and land drainage, Discharges from waste water treatment works, and air pollution. In March 2022 the River Lambourn SAC was designated as a Nutrient Neutrality Zone due to the unfavourable condition of the water course.

- 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. Threats to the SAC largely relate to human induced changes in hydrology, and maintaining high groundwater levels.
  - **Hartslock Wood SAC** is located just outside the north western boundary of West Berkshire in South Oxfordshire District. The main threat to the SAC's integrity is from air pollution.
  - **Hackpen Hill SAC** is a 35.8 hectare SAC site located in the Vale of White Horse approximately 2km north of West Berkshire's border. The threats to these SACs largely relate to increased pressure on the SAC as a result of development close to the site.
  - 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*). The main threats to the SPA are further fragmentation and disturbance to the bird species resulting from leisure and recreational activities.
- 3.3 In addition the head of the **River Test** rises in Coombe and as of March 2022 is included in the **Solent NNZ** as a tributary to the River Itchen
- 3.4 Detailed information about the location, qualifying features, pressures and threats for each of European sites included in the assessment is presented in Appendix 1.

## 4. Identification of potential impacts

- 4.1 This HRA screening will determine whether the proposals in the West Berkshire LPR will raise any likely significant effects either alone or in combination with other plans and projects within West Berkshire or neighbouring areas. For some impacts the screening for likely significant effects has been determined on the basis of proximity, however there are few set standards available and some assumptions have been made. Nevertheless, the various pathways along which planned developments can impact sites sometimes at some distance but still functionally linked, needs to be investigated. If the screening of the Plan identifies potential effects, or there is uncertainty regarding potential effects, then further more detailed appropriate assessment is required.
- 4.2 There are two main ways that impacts could result from the LPR and are associated with:
- Development (construction and use of new homes or employment space).
  - Increased travel to/from the area associated with new residents, visitors and those working in the district.
- 4.3 The screening stage of the HRA has taken the approach of screening each LPR policy area and the settlements likely to see allocations.
- 4.4 All potential impacts that development in general and related activities may have on European sites have been considered to inform this HRA. Impacts considered include a broad range of physical, non-physical, direct and indirect impacts.
- 4.5 Threats and pressures to which each Habitats site is vulnerable have been identified through reference to data held by the JNCC on Natura 2000 Standard Data Forms<sup>6</sup> as well as Natural England's Site Improvement Plans (SIPs)<sup>7</sup>, and supplementary advice in notices prepared by Natural England where more recent, such as those relating to Nutrient Neutrality. This information provides current and predicted issues for each Habitats site. The full range of threats and pressures at each Habitats site is provided in Appendix 1. Reviewed impacts that are considered to be within the scope of influence of the Local Plan are considered in more detail below.

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<sup>6</sup> JNCC Natura 2000 Standard Data Forms <https://jncc.gov.uk/jncc-assets/SAC-N2K/UK0030370.pdf>

<sup>7</sup> Natural England Site Improvement Plans

<http://publications.naturalengland.org.uk/category/6149691318206464>



### **Physical damage, fragmentation or loss of habitats**

- 4.6 Due to many years of urban and agricultural activities, many SACs and SPAs are already fragments of habitat that have not been developed upon. Further development may have the effect of causing further fragmentation or damage of habitats and/or severance or blocking of ecological corridors between functionally-linked sites.
- 4.7 The LPR does not propose to allocate any sites within the boundaries of any Habitats sites. Any other development coming forward would not be permitted within the Habitats sites due to the high level of legal protection applied.
- 4.8 All development resulting from the Local Plan will occur within West Berkshire, and therefore physical damage, or loss of habitat beyond the boundaries of West Berkshire can be ruled out in the screening stages.
- 4.9 Loss of habitat from outside of the boundaries of a site could also affect the integrity of that site if the habitat is used by the qualifying species from the site (e.g. for off-site breeding, foraging or roosting). The sites that have mobile species amongst their qualifying features are:
- River Lambourn SAC: brook lamprey and bullhead.
  - Kennet and Lambourn Floodplain SAC: Desmoulins's whorl snail.
  - Thames Basin Heaths SPA: Nightjar, Woodlark and Dartford Warbler
- 4.10 All three species at the River Lambourn and Kennet and Lambourn Floodplain are limited in their range to the river itself and the floodplain. The designation of the River Lambourn and River Test as Nutrient Neutrality Zones in March 2022 clearly shows that water quality in these areas has been impacted by increased phosphate pollution, therefore, any proposals for development in these zones must not increase the levels of phosphate pollution which contributes to eutrophication which leads to the destruction of the protected habitat.
- 4.11 No development is proposed for allocation within the 5-7km zone of influence for the Thames Basins Heaths SPA and therefore significant effects on the qualifying bird species are unlikely.

**Likely significant effects on all European sites can therefore be screened out in relation to physical damage, fragmentation or loss of on and off-site habitat**

## Hydrological impacts

- 4.12 An increase in demand for water abstraction and treatment resulting from the growth proposed in the LPR could result in changes in the hydrology of the designated European sites.
- 4.13 The assessment of water related issues are primarily a check that the overall quantum of growth can be accommodated without compromising Habitats sites with sensitive aquatic or wetland environments, which could lead to likely significant effects on the sites qualifying features. The habitat sites with aquatic or wetland habitats, or those identified as sensitive to changes in water quality or quantity are:
- River Lambourn SAC
  - Kennet and Lambourn Floodplain SAC
  - Kennet Valley Alderwoods SAC
  - River Test/Itchen (Solent SAC)
- 4.14 Hackpen Hill SAC, Hartslock Wood SAC and the Thames Basin Heath SPA do not include changes in hydrology as threats to their qualifying features and changes in hydrology is therefore unlikely to have a significant effect.
- 4.15 The types of development that have the potential to affect water quality / quantity or flow regimes at sensitive Habitat sites are:
- residential or employment development that would involve a significant increase in demand for water supply and treatment;
  - infrastructure development that requires significant excavation in proximity to watercourses or groundwater;
  - any development that increases surface drainage from housing estates, runoff from roads and discharges from commercial and industrial premises; and
  - changes to agriculture practices including Solar Arrays and mineral extraction.
- 4.16 Whilst the threat posed by an individual development site may be low, a number of sites combined may have a cumulative impact within these catchments.
- 4.17 West Berkshire Council commissioned a Water Cycle Study (WCS)<sup>8</sup> in two Phases in order to provide the evidence base for the supply and treatment of water required to service the development proposed in the LPR and to safeguard the environment. The

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<sup>8</sup> Water Cycle Study <https://info.westberks.gov.uk/evidencebase>

results from the impact assessment show likely significant deterioration in waterbodies adjacent to many protected sites such as SACs and Ramsar sites, in every case, this deterioration could be prevented by improvements in treatment processes at WWTWs upstream. This includes meeting the tighter Common Standards Monitoring standards specific to the River Kennet and River Lambourn SACs.

- 4.18 **The potential for the LPR alone to result in likely significant effects on any European site as a result of changes in water hydrology cannot be ruled out, and therefore an Appropriate Assessment is required.**

#### **Water quantity**

- 4.19 Thames Water (TW) are responsible for supplying water from the two water resource zones (Swindon and Oxfordshire (SwOx) and Kennet Valley WRZs) within West Berkshire. In common with most of the south east, West Berkshire is an area of serious water stress. Water stress is a measure of the level of demand for water (from domestic, business and agricultural users) compared to the available freshwater resources, whether surface or groundwater. Water stress causes deterioration of the water environment in both the quality and quantity of water, and consequently restricts the ability of a waterbody to achieve a “Good” status under the favourable condition status for SACs.
- 4.20 When new development is being planned, it is important to ensure that there are sufficient water resources in the area to cover the increase in demand without risk of shortages in the future or during periods of high demand, and without causing a negative impact on the waterbodies from which water is abstracted. The Water Cycle Study (Phase 1)<sup>8</sup> carried out a Resource Availability Assessment and a Water Resource Assessment. The results of the former confirm the limitations on water availability which is managed through the Environment Agency Abstraction Licencing Strategy and is important in terms of how water companies manage supply and demand. Thames Water have prepared a Water Resource Management Plan (WRMP)<sup>9</sup> setting out how they would meet the water needs of population growth across their supply area to 2050.

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<sup>9</sup> Thames Water, Water Resources Management Plan 2019 <https://www.thameswater.co.uk/about-us/regulation/water-resources#current>

- 4.21 The WRMP compares the supply and demand forecasts, including headroom, to determine whether resources are projected to be in surplus or deficit at any point in the planning period. During dry year annual average conditions, there is a small surplus forecast throughout the planning period. However, there is a supply-demand deficit when considering peak week and drought conditions.
- 4.22 The Phase 1 of the WCS Water Resource Assessment<sup>8</sup> concludes that growth plans defined in the WRMP are broadly in line with the growth projections of West Berkshire Council. The WRMP does not predict a supply-demand deficit in both Water Resource Zones (Kennet Valley and SwOx), except in peak week (SwOx) or resilience to 1 in 200 year drought conditions (Kennet Valley) it is towards the end of the plan period in 2090s. The WRMP proposes actions over the WRMP planning period to improve resilience.
- 4.23 The WRMP was subject to a HRA<sup>10</sup> that specifically considered potential effects on European sites which confirmed that no significant effects on any European sites would arise from its implementation.
- 4.24 **Therefore, the potential for likely significant effects in relation to water quantity can be screened out.**

#### **Water quality**

- 4.25 Development within West Berkshire District over the plan period will increase wastewater production and add pressure to the existing sewerage systems. Run-off, outflow from sewage treatments and overflow from septic tanks can result in increased nutrient loads and contamination of water courses. Thames Water are the Sewerage Undertakers (SU) and operate all the Wastewater Treatment Works (WwTW) for the whole of West Berkshire
- 4.26 There are 30 wastewater treatments works (WwTW) relevant to West Berkshire covering six catchments which are expected to see an increase in effluent as a result of growth within their catchment. There are no Habitats Sites within the Upper Kennet and River Enborne catchments, nor the Pang catchment, so there is likely to be no impact from the proposed development.

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<sup>10</sup> Thames Water, Water Resources Management Plan 2019 HRA  
[https://www.thameswater.co.uk/media-library/home/about-us/regulation/water-resources/technical-  
appendices/appendix-c-habitats-regulation-assessment.pdf](https://www.thameswater.co.uk/media-library/home/about-us/regulation/water-resources/technical-appendices/appendix-c-habitats-regulation-assessment.pdf)

- 4.27 The River Lambourn SAC has six WwTWs all of which have been identified as being in need of upgrade to prevent further degradation of the water quality of this areas.
- 4.28 Increased domestic population and/or employment activity (including agriculture) can lead to increased wastewater flows arriving at a WwTW. Where there is insufficient headroom at the works to treat these flows, this could lead to failures in flow consents specified in the Environment Agency's Environmental Permits (EP). The EP also consent maximum concentrations of pollutants usually Suspended Solids, Biochemical Oxygen Demand, Ammonia and for some larger works also have permits for Phosphorous.
- 4.29 The WCS WwTW Flow Permit Assessment concludes that many of the WwTW would require an upgrade and / or an increase in the flow permit in order to accommodate growth (based on every identified site being delivered). Some of these are already included in TW's 5-year Business Plan for 2020 to 2025 – an investment programme to improve compliance and performance at WwTWs. If an upgrade to a WwTW is already committed to within TW's business plan (water companies operate on a five-year investment cycle, the current cycle being AMP7 – 2020 to 2025) then delivery of a WwTW could typically take 2-3 years as a general guide. This is highly dependent on the nature and complexity of the scheme. If it is not already contained within the business plan, it would need to be included in the next AMP period starting in 2025.
- 4.30 Thames Water's response to the Regulation 18 LPR (LPR1741) outlined the potential requirement of strategic drainage infrastructure, local upgrades to the existing drainage infrastructure and minor infrastructure upgrades, depending on the Site allocations. Following the designation of the two NNZs in West Berkshire Thames Water have also identified a number of wastewater treatment works (WwTw) for improvements to be made by 2025.
- 4.31 The WCS Phase 1 Scoping<sup>8</sup> identifies the protected sites that are downstream of a WwTW and may experience a deterioration in water quality during the plan period.
- 4.32 The WCS Phase 1<sup>8</sup> concludes that in order to serve the proposed growth in a number of settlements in West Berkshire, wastewater collection infrastructure and/or treatment upgrades to capacity would be required. Three WwTWs in West Berkshire are predicted to, or are already exceeding, their flow permit that regulate sewage discharge releases (Chieveley, Hungerford and Newbury).



- 4.33 Modelling of the impact of growth during the local plan period on water quality and its impact on SACs is being carried out in Phase 2 of the Water Cycle Study so that any deterioration at downstream protected sites can be estimated and assessed further in this Habitats Regulations Assessment.

*Nutrient Neutrality*

- 4.34 The designation in March 2022 of the River Lambourn SAC and the River Test in West Berkshire as Nutrient Neutrality Zones means that Appropriate Assessment are needed in relation to development in these areas. No development is proposed within the Solent NNZ, and therefore, any impacts on water quality in this area can be screened out.
- 4.35 **Therefore as a result of the above the likely significant effects on water quality within West Berkshire cannot be screened out and Appropriate Assessment is therefore required.**

**Non-physical disturbance: noise, vibration and light pollution**

- 4.36 Noise and vibration effects (e.g. during the construction of new housing development) are most likely to disturb bird species and are thus a key consideration with respect to Habitats Sites where birds are the qualifying features, although such effects may also impact upon some mammals and fish species.
- 4.37 The Council has used the 500 metres commonly recognized precautionary distance within which the effects of noise, vibration and light are most likely to be most significant on the qualifying features sensitive to these disturbances. Hackpen Hill SAC, Hartslock Wood SAC do not include non-physical disturbance as threats to their qualifying features and though the Thames Basin Heath SPA qualifying bird species could be sensitive but the nearest proposed sites for allocation are over 5km distance from proposed development and of a scale unlikely to have any significant effect on any of these sites. Sites proposed for allocation in Newbury and Thatcham are within 500 metres of the River Lambourn or Kennet and Lambourn Floodplain SACs.
- 4.38 The pressures and threats to the qualifying species of brook lamprey, bullhead and Desmoulin's Whorl Snail do not include non-physical disturbance to be a significant factor. Equally, the qualifying habitat, (rivers with floating vegetation dominated by

water crowfoot), for which the River Lambourn SAC have been designated are not likely to be effected by noise, vibration or light for the same reason.

- 4.39 **Therefore, the potential for likely significant effects in relation to noise, vibration and light pollution can be screened out.**

### **Air Pollution**

- 4.40 Air pollution is most likely to affect Habitats sites where plant, soil and water habitats are the qualifying features, but some qualifying animal species may also be affected, either directly or indirectly, by any deterioration in habitat as a result of air pollution. Pollutants taken up directly by vegetation can cause adverse impacts to plant health and viability. Indirect impact can be caused when pollutants settle on to the ground (deposition) causing nutrient enrichment of the soil (eutrophication) or changes to the soil Ph (acidification). Nitrogen and phosphates effectively acts as fertiliser for plants, which can begin to dominate plant communities notified as qualifying features in the protected SACs and change overall species composition.
- 4.41 Road traffic is a significant source of emissions which can be harmful to protected sites. Of particular concern for road traffic is nitrogen oxide NO<sub>x</sub> (i.e. NO and NO<sub>2</sub>). Deposition of nitrogen compounds may lead to both soil and freshwater acidification, and NO<sub>x</sub> can cause eutrophication of soils and water. In addition, the presence of catalytic converters also gives rise to ammonia pollution which leads to soil acidification and toxic damage to flora.
- 4.42 Based on the Standards for Highways Design for Road and Bridges (DMRB) Manual Volume 11, Section 3, Part 133<sup>11</sup>, it is assumed that air pollution from roads is unlikely to be significant beyond 200 metres from the road itself. Where increases in traffic volumes are forecast, this 200 metres buffer needs to be applied to the relevant roads in order to make a judgement about the likely geographical extent of air pollution impacts.
- 4.43 The DMRB Guidance for the assessment of local air quality in relation to highways developments provides criteria that should be applied at the screening stage of an assessment of a plan or project, to ascertain whether there are likely to be significant

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<sup>11</sup> Standards for Highways Design for Road and Bridges Manual  
<https://www.standardsforhighways.co.uk/dmr/>

impacts associated with routes or corridors. Based on the DMRB guidance affected roads which should be assessed are those where:

- Daily traffic flows will change by 1,000 AADT (Annual Average Daily Traffic) or more; or
- Heavy duty vehicle (HDV) flows will change by 200 AADT or more; or
- Daily average speed will change by 10 km/hr or more; or
- Peak hour speed will change by 20 km/hr or more; or
- Road alignment will change by 5 metres or more.

4.44 Following recent case law at Ashdown Forest (Wealden v SSCLG 2017) the screening criteria of 1,000 AADT should be applied to the traffic flows in combination with the flows in known other plans.

4.45 The European sites in and around West Berkshire that are within 200 metres of strategic roads are:

<b>SAC</b>	<b>Strategic Road</b>
Kennet and Lambourn Floodplain SAC	A4 at Hungerford A34 at Newbury
Kennet Valley Alderwoods SAC	A34 at Enborne, Speen & Donnington
River Lambourn SAC	A338 at Great Shefford; Newbury A339 at Newbury M4 at Welford A4 at Newbury & Thatcham A34 at Newbury

Table 2: European sites within 200 metres of strategic roads

4.46 Hackpen Hill SAC, Hartslock Wood SAC do not include non-physical disturbance as threats to their qualifying features and though the Thames Basin Heath SPA qualifying features of wet heathland and peat substrates could be sensitive, the nearest sites proposed for allocation are over 5km distance from the SPA and of a scale unlikely to have a significant effect on any of these sites.

- 4.47 The Site Improvement Plans<sup>12</sup> for the River Lambourn SAC, Kennet and Lambourn Floodplain SAC and Kennet Valley Alderwoods SAC do not identify air pollution as a threat or pressure. These sites at which physical changes to the aquatic environment, invasive aquatic species or changes to land management are the main threats or pressures, despite the sites being situated close to large settlements (Newbury, Thatcham and Hungerford) and the roads that serve them. Nevertheless, air pollution is known to be of increasing concern and further consideration of the sensitivity of the site is warranted.
- 4.48 An air quality study<sup>13</sup> was commissioned to support the Local Plan Review. The study concluded that in relation to habitats sites no LSE is anticipated on any of the identified habitats sites as a result of the LPR, alone and in combination, due to changes in air quality.
- 4.49 **Therefore, the potential for likely significant effects in relation to air pollution can be screened out.**

#### **Recreation/Urban edge**

- 4.50 Recreation activities and human presence more generally can have an adverse impact on the integrity of a Habitats site. Development can create edge effects from housing and domestic activity potentially including disturbance and erosion from cycling, trampling, littering, dog walking, cat predation, fly-tipping, the introduction of non-native invasive species. Where development is likely to result in an increase in the local population, the potential for an increase in visitor numbers and the associated impacts at sensitive International sites need to be considered.
- 4.51 Those sites that are the closest, accessible and attractive to visitors are considered the most vulnerable but the types of recreation and distances that people will travel to access greenspace in the countryside and the SACs in particular is difficult to ascertain. The Thames Basin Heaths SPA has a distance threshold of 5km, with respect to recreational/visitor pressure which has been used as a proxy in the screening of the SACs in this assessment.

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<sup>12</sup> Site Improvements Plans for River Lambourn SAC and Kennet and Lambourn Floodplain <http://publications.naturalengland.org.uk/publication/4738329056641024> and Kennet Valley Alderwoods <http://publications.naturalengland.org.uk/publication/5578853737037824>

<sup>13</sup> West Berkshire Air Quality Study <https://www.westberks.gov.uk/local-plan-evidence>

- 4.52 There are no sites proposed for allocation for development within 5km of the Thames Basin Heath SPA, Hackpen Hill SAC or the Hartslock Wood SAC.
- 4.53 A number of sites are in proximity to the River Lambourn SAC, the Kennet and Lambourn Floodplain SAC and the Kennet Valley Alderwoods SAC, notably the proposed strategic site allocation north east of Thatcham. However, none of the Site Improvement Plans or SAC Standard Data Forms for these SACs cite recreation, access or disturbance as pressures or threats to the features of interest.
- 4.54 With respect to The Kennet and Lambourn Floodplain SAC at Thatcham, the closest part of the proposed strategic allocation to the nearest point of access is just over 3km across town. There is no visitor survey data available for this location. Using the Ramblers Association (The Ramblers Association, 2010) published results of a study that indicated that, on average, 22% of the UK population walks recreationally for at least 30 minutes every four weeks. The potential building of 1500 houses at an average occupancy of 2.4 people per household equates to an extra 3600 people. The Ramblers Association participation rate indicates a potential demand for 1320 walks every four weeks or 47 walks per day. Not all of these will occur on or in the vicinity of the SAC and new residents may choose other rights of way and available open space closer to their residencies. Evidence from other studies [Wealden<sup>14</sup> and Upper Nene<sup>15</sup>] show that access on foot declines significantly beyond 500 metres and thus most access from the strategic site can be assumed by means of a vehicle.
- 4.55 Physical features such as infrastructure and the character of the site are also a factor in the visitor experience. The Thatcham Discovery Centre near the SAC provides a managed facility but accessibility to the SAC is limited by the amount of car parking available, being approximately 100 spaces (2021). The SAC is a further 500m walk away along prescribed routes across a railway line and through a wetland site that is not suitable for deviation and informal recreation. Managers of the Centre estimate from informal monitoring at the Discovery Centre 100,000 visitors per year at present or 247/day. Given the distance of proposed new development, the limits of the parking

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<sup>14</sup> Visitor Surveys at Potential SANGs Sites in Wealden District, Footprint Ecology (Liley and Floyd), 29<sup>th</sup> April 2015

[https://www.wealden.gov.uk/UploadedFiles/Habitat\\_Regulations\\_Footprint\\_Ecology\\_Wealden\\_SANG\\_S\\_Report\\_29April2015.pdf](https://www.wealden.gov.uk/UploadedFiles/Habitat_Regulations_Footprint_Ecology_Wealden_SANG_S_Report_29April2015.pdf)

<sup>15</sup> Visitor Access Study of the Upper Nene Valley Gravel Pits SPA, Footprint Ecology (Liley et al), 31<sup>st</sup> Jan 2014 <https://www.footprint-ecology.co.uk/reports/Liley%20et%20al.%20-%202014%20-%20Visitor%20Access%20Study%20of%20the%20Upper%20Nene%20Valley%20SPA.pdf>



infrastructure and the further traverse to the site, it is not considered that there is likely to be a significant increase in recreational pressure on the qualifying features of the site.

4.56 **Therefore, the potential for likely significant effects in relation to recreation access and disturbance can be screened out.**

## **5. Review of other plans and projects which may have ‘in-combination’ effects**

5.1 Regulation 63 of the Amended Habitats Regulations 2017 (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulation 2019) requires an Appropriate Assessment where “a land use plan is likely to have a significant effect on a Habitats site (either alone or in combination with other plans or projects) and is not directly connected with or necessary to the management of the site”. Thus the cumulative effects (which would otherwise be insignificant) from development from relevant plans within West Berkshire and in other authorities surrounding a particular Habitats site, are also assessed. In practice, such an ‘in-combination’ assessment is of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

5.2 There are a large number of potentially relevant plans and projects which could be considered. The HRA has concentrated on the spatial development plans within the authorities adjacent to West Berkshire as these are the plans most likely to give rise to in-combination effects. Appendix 2 lists the plans and projects that were reviewed, outlining residential and/or employment growth in each plan that could have an impact on nearby Habitats sites and considering the findings of the accompanying HRA work where they have been undertaken.

5.3 HRAs of the following neighbouring local authorities’ plans found no significant effects on the integrity of European sites, either alone or in combination with other adopted plans or projects:

- Wiltshire Council
- Swindon Borough Council
- Vale of White Horse District Council
- South Oxfordshire District Council

- Basingstoke and Deane District Council
- Hart District Council
- Reading Borough Council
- Wokingham Borough Council
- Test Valley

5.4 For some plans it was only possible to conclude that they are unlikely to lead to adverse effects on the integrity of European designated sites either alone or in combination with other plans following the incorporation of appropriate policy-based mitigation measures into the plan policies. This would ensure that proposals coming forward under the Local Plan either avoid affecting European sites entirely (no significant effect) or will have no adverse effects on site integrity.

5.5 Wokingham, Wiltshire and Swindon are reviewing their local plans and are in the process of re-assessing their HRAs. The potential for in-combination effects will continue to be assessed as relevant conclusions from those HRAs become known.

5.6 Within West Berkshire the following adopted plans found no significant effects on the integrity of European sites, either alone or in combination with other adopted plans or projects:

- Local Transport Plan for West Berkshire 2011 – 2026
- West Berkshire Minerals and Waste Plan (Inspectors report Sept 2022)
- Neighbourhood Plans:
  - Stratfield Mortimer Neighbourhood Development Plan (NDP) has been adopted and its housing ‘commitments’ have been included in the Local Plan Review and therefore, considered in this HRA. (outside of both NNZs)
  - Compton Neighbourhood Development Plan (NDP) (Adopted 2022). The housing commitments included in the NDP have been included in the Local Plan Review, and therefore, considered in this HRA. (outside both NNZs)
  - Also included are the housing figures set out in the plan for towns and villages where they are expected to be delivered by new NDPs currently in preparation.

5.7 Guidance from Natural England <sup>16</sup> published in March 2022 and subsequent ministerial statements<sup>17</sup> regarding the impacts of increased nutrient loads on certain designated sites (River Lambourn SAC in West Berkshire) indicate that these can be mitigated through nutrient neutrality solution.

## 6. Screening of Local Plan Review Policies and Site Allocation

6.1 From Sections 4 and 5 the potential significant effects likely to arise as a result of the LPR is upon the hydrology of the River Lambourn SAC, the Kennet and Lambourn Floodplain SAC and the Kennet Valley Alderwoods SAC as a result of possible changes in water quality due to increased demand on waste water capacity.

6.2 All the policy areas and settlements identified to receive allocations in the Local Plan Review to 2039 have been screened for likely significant effects on the integrity of the SACs and the SPA.

6.3 The full screening table for the policy areas can be seen in Appendix 3. Many of the policy areas and identified settlements have been screened out as there is no potential for any of the proposals to result in adverse effects on the integrity of the Habitats Sites.

6.4 A summary of HRA screening of policy areas and identified settlements is set out in table 3 below. These policies and sites will be carried forward to the next stage of the HRA and subject to an appropriate assessment.

Policy/Site	Likely significant effect	Habitats site potentially affected
Policies		
SP13 - Housing site allocations in Newbury & Thatcham Spatial Area	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	Kennet & Lambourn Floodplain SAC River Lambourn SAC

<sup>16</sup><https://www.westberks.gov.uk/river-lambourn-sac-documents>

<sup>17</sup><https://questions-statements.parliament.uk/written-statements/detail/2022-07-20/hcws258>

SP15 – Housing site allocations in North Wessex Downs AONB Spatial Area	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	Kennet & Lambourn Floodplain SAC River Lambourn SAC
SP21 – Employment land allocations	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	Kennet & Lambourn Floodplain SAC River Lambourn SAC
SP24 - Infrastructure requirements and delivery	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	Kennet & Lambourn Floodplain SAC River Lambourn SAC Kennet Valley Alderwoods SAC
Transport infrastructure	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	Kennet & Lambourn Floodplain SAC River Lambourn SAC Kennet Valley Alderwoods SAC
Settlement to receive allocations		
Newbury	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	River Lambourn SAC Kennet & Lambourn Floodplain SAC
Thatcham	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	Kennet & Lambourn Floodplain SAC
Great Shefford	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	River Lambourn SAC
Kintbury	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	Kennet Valley Alderwoods SAC
Lambourn (NDP)	<ul style="list-style-type: none"> <li>Hydrology and water quality</li> </ul>	River Lambourn SAC

Table 3: Summary of screening conclusions

### **Screening Conclusions**

6.5 In conclusion the HRA screening has determined that there are potential for significant effects on the River Lambourn SAC, Kennet & Lambourn Floodplain SAC and the Kennet Valley Alderwoods due to increased pressure on waste water infrastructure as

a result of proposals included within the LPR. As a result an Appropriate Assessment is required to determine what, if any, mitigation measures would be required to ensure there are no negative impacts on the identified SACs.

## **7. Appropriate Assessment and Integrity Test**

- 7.1 The HRA screening stage has identified that a likely significant effect cannot be ruled out for the River Lambourn SAC, Kennet and Lambourn Floodplain SAC and Kennet Valley Alderwoods SAC in relation to water quality and air quality and therefore an Appropriate Assessment of the implications of the LPR under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended) needs to be undertaken.
- 7.2 In accordance with the screening requirements of the HRA process, and therefore in the absence of appropriate mitigation measures, it is concluded that the LPR could lead to likely significant effects alone and/or in combination with other plans or projects on three of the European designated SAC sites, due to the effects on hydrology and water quality. These potential impact sources have been taken forward to the next stage of HRA and have been subject to appropriate assessment to determine whether, once mitigation measures are put in place significant effects can be avoided. The following tables outline the Council's Appropriate Assessment for these sites as the Competent Authority.

### **River Lambourn SAC**

Conservation Objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely



- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

Qualifying Features:

- Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche Batrachion vegetation; Rivers with floating vegetation often dominated by water-crowfoot
- *Lampetra planeri*; Brook lamprey
- *Cottus gobio*; Bullhead

<i>Potential impact identified at Screening Stage, and Local Plan Proposals that may have an effect.</i>	<i>Potential for Likely Significant Effect?</i>	<i>Mitigation already in Local Plan and recommendations for further mitigation within the Local Plan or further work for the HRA.</i>	<i>If the mitigation measures and recommendations are implemented would this rule out a Likely Significant Effect?</i>
Housing Development – Wastewater Impacts on Water Quality	Yes - The River Lambourn SAC is vulnerable to changes in water quality from nutrients. As such its catchment has been designated a Nutrient Neutrality Zone.  Additional development within this catchment which contributes additional nutrients such as	All development sites falling within the hydrological catchment of the River Lambourn SAC NNZ will be required to demonstrate Nutrient Neutrality. This a policy requirement for the following allocations in the pre-submission LPR:	Yes - Natural England Advice is that where Nutrient Neutrality has been demonstrated, this is an acceptable means of counterbalancing nutrient impacts from development to demonstrate no adverse effects on the integrity of habitats sites.

	<p>phosphorous and nitrogen have the potential to adversely affect the integrity of this designated site.</p>	<p>Policy RSA 3 - Land at Bath Road, Speen, Newbury.</p> <p>Policy RSA 22 - Land adjoining Lynch Lane, Lambourn.</p> <p>Policy RSA 23 - Land at Newbury Road, Lambourn.</p> <p>Policy RSA 26 - Land at Chieveley Glebe, Chieveley.</p> <p>Policy RSA 28 - Land west of Spring Meadows, Great Shefford.</p> <p>Policy RSA 29 - Land off Charlotte Close, Hermitage.</p> <p>Policy RSA 30 - Land to the south east of the Old Farmhouse, Hermitage.</p> <p>Policy RSA 31 - Land adjacent Station Road, Hermitage.</p> <p>SP11- Biodiversity and Geodiversity.</p>	<p>Policy requirements for all new development to ensure protection of surface waters and groundwater sources and to ensure appropriate treatment of surface waters and drainage, incorporating SuDS wherever appropriate.</p>
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		<p>Also Policies:</p> <ul style="list-style-type: none"> <li>• SP6 - Flood Risk</li> <li>• DM6 - Water Quality, and</li> <li>• DM7 – Water Resources &amp; Waste Water</li> </ul> <p>require mitigation measures to protect water quality.</p> <p>The Water Cycle Study states that upgrades to sewage treatment works and waste water networks will be required to meet the needs of population growth during the plan period.</p> <p>Sites within the Nutrient Neutrality Zone will require upgrades to the Thames Water WwTWs.</p>	
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Table 4: Appropriate Assessment River Lambourn SAC

### **Kennet and Lambourn Floodplain SAC**

Conservation Objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the habitats of qualifying species
- The structure and function of the habitats of qualifying species
- The supporting processes on which the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

Qualifying Features:

- *Vertigo moulinsiana*; Desmoulin`s whorl snail

<i>Potential impact identified at Screening Stage, and Local Plan Proposals that may have an effect.</i>	<i>Potential for Likely Significant Effect?</i>	<i>Mitigation already in Local Plan and recommendations for further mitigation within the Local Plan or further work for the HRA.</i>	<i>If the mitigation measures and recommendations are implemented would this rule out a Likely Significant Effect?</i>
Housing Development – Wastewater Impacts on Water Quality	Yes - The Kennet and Lambourn Floodplain SAC is vulnerable to changes in water quality from nutrients.  Additional development within this catchment which contributes additional nutrients such as phosphorous and nitrogen have the	The SAC is likely to be vulnerable to changes in water quality as highlighted within the Site Improvement Plan.  TW consider that avoidance and mitigation safeguards will be required and that these measures will be secured during the planning permission process.  Policies:	Yes - Natural England Advice is that where Nutrient Neutrality has been demonstrated, this is an acceptable means of counterbalancing nutrient impacts from development to demonstrate no adverse effects on the integrity of habitats sites.

	potential to adversely affect the integrity of this designated site.	<ul style="list-style-type: none"> <li>• SP6 - Flood Risk</li> <li>• DM6 - Water Quality, and</li> <li>• DM7 – Water Resources &amp; Waste Water</li> </ul> of the Pre-Submission LPR require mitigation measures to protect water quality.	
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Table 5: Appropriate Assessment Kennet and Lambourn Floodplain SAC

### Kennet Valley Alderwoods SAC

#### Conservation Objectives:

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of the qualifying natural habitats
- The structure and function (including typical species) of the qualifying natural habitats, and,
- The supporting processes on which the qualifying natural habitats rely

#### Qualifying Features:

- Alluvial forests with *Alnus glutinosa* and *Fraxinus excelsior* (*Alno-Padion*, *Alnion incanae*, *Salicion albae*); Alder woodland on floodplains

<i>Potential impact identified at Screening Stage, and Local Plan Proposals that may have an effect.</i>	<i>Potential for Likely Significant Effect?</i>	<i>Mitigation already in Local Plan and recommendations for further mitigation within the Local Plan or further work for the HRA.</i>	<i>If the mitigation measures and recommendations are implemented would this rule out a Likely Significant Effect?</i>
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<p>Housing Development – Wastewater Impacts on Water Quality</p>	<p>Yes - The Kennet and Lambourn Floodplain SAC is vulnerable to changes in water quality from nutrients.</p> <p>Additional development within this catchment which contributes additional nutrients such as phosphorous and nitrogen have the potential to adversely affect the integrity of this designated site.</p>	<p>The SAC is likely to be vulnerable to changes in water quality as highlighted within the Site Improvement Plan.</p> <p>TW consider that avoidance and mitigation safeguards will be required and that these measures will be secured during the planning permission process.</p> <p>Policies:</p> <ul style="list-style-type: none"> <li>• SP6 - Flood Risk</li> <li>• DM6 - Water Quality, and</li> <li>• DM7 – Water Resources &amp; Waste Water</li> </ul> <p>of the Pre-Submission LPR require mitigation measures to protect water quality.</p>	<p>Yes - Natural England Advice is that where Nutrient Neutrality has been demonstrated, this is an acceptable means of counterbalancing nutrient impacts from development to demonstrate no adverse effects on the integrity of habitats sites.</p>
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Table 6: Appropriate Assessment Kennet Valley Alderwoods SAC

## 8. Conclusions

8.1 The HRA screening of the West Berkshire LPR concludes that the policies and site allocations alone will not result in likely significant effects on the integrity of the following European sites all of which lie outside West Berkshire:

- Hartslock Wood SAC
- Hackpen Hill SAC

- The Thames Basin Heaths SPA
- The Solent NNZ

- 8.2 Following the screening exercise, and after the inclusion of mitigation measures embedded within the Local Plan policies, it is concluded that through a combination of strategic mitigation and proposal-specific mitigation, the potential for in combination effects as a result of changes in the water quality of the River Lambourn SAC, Kennet and Lambourn Floodplain SAC and Kennet Valley Alderwoods SAC European sites integrity can be avoided.
- 8.3 The LPR contains specific policy requirements to address the issue of nutrient neutrality and water quality impact on the designated European Sites. Planning permission will only be granted if a mitigation strategy is provided which will remove the likely significant effect. It is considered that the LPR policies provides a robust policy framework for ensuring that all new development with potential to result in increased nutrient inputs into the River Lambourn SAC will only be permitted following the demonstration of adequate mitigation.
- 8.4 The Council is fully committed to continue joint working with neighbouring local authorities, Natural England and partners in order to address the cumulative impacts of water resources matters.

## Appendix 1: Habitats Site Details

### Within West Berkshire

Site Name	<b>Kennet and Lambourn Floodplain</b>
Site Designation	Special Area of Conservation (SAC)
Location of Site	SU313704
Description of Site	<p>A cluster of sites in the Kennet and Lambourn Valleys. Parts of the site lie adjacent to the Newbury bypass but the road has been designed to reduce spray and runoff, intending to mitigate direct damage to the site. Public access is not restricted as floodplain is located close to urban settlements and villages.</p> <p>Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i>, though not a conservation status habitat. Supports one of the most extensive known populations of Desmoulin's whorl snail <i>Vertigo moulinsiana</i> in the UK and is one of two sites representing the species in the south-western part of its range in the chalk stream habitat.</p> <p>The supporting habitats are swamp mostly dominated by lesser pond-sedge <i>Carex acutiformis</i>, greater pond-sedge <i>Carex riparia</i> or reed sweet-grass <i>Glyceria maxima</i> and are usually unshaded or partly shaded. The snail inhabits a particular 'zone' in the transition between truly aquatic habitat and terrestrial habitat where ground conditions are permanently wet and humid, but not subject to significant flooding or rapid flow of surface water.</p> <p>Area of interest: 114.47ha</p> <p>Qualifying feature: S1016. <i>Vertigo moulinsiana</i>; Desmoulin's whorl snail (2.82ha)</p>
Conservation Objectives of International Site	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> <li>The extent and distribution of the habitats of qualifying species (no loss or degradation, supporting habitat)</li> </ul>

	<ul style="list-style-type: none"> <li>• The structure and function of the habitats of qualifying species (impact on soils and nutrient cycle, changes in land use, non-native invasive plants, ground moisture, vegetation structure and high humidity)</li> <li>• The supporting processes on which the habitats of qualifying species rely ( maintenance of surface and ground water levels and river bank and vegetation, water quantity and quality, air quality below relevant Critical Level and Load values)</li> <li>• The populations of qualifying species (population density at typically &gt;250 individuals per m<sup>2</sup> in late summer) and,</li> <li>• The distribution of qualifying species within the site.</li> </ul> <p>Currently the majority of the site by area is in a favourable condition.</p>
Threats to integrity	<ul style="list-style-type: none"> <li>• Changes in hydrology leading to reduced water tables and loss of quality water.</li> <li>• Modification to riverbanks and marshes.</li> <li>• Loss or mismanagement of riparian margins.</li> <li>• Changes in land use.</li> <li>• Invasive non-native species.</li> <li>• Water pollution (effects of eutrophication)</li> <li>• Air pollution</li> </ul> <p>Natura 2000 Standard Data Form 2016 – threats, pressures and activities  A02: Modification of cultivation practices  H02: Pollution to groundwater (point sources and diffuse sources)  J02: Problematic native species  Site Improvement Plan – threats, pressures and activities  Siltation  Water pollution  Invasive species (signal crayfish)  Hydrological changes  Inappropriate water levels</p>

<b>Site Name</b>	<b>River Lambourn</b>
Site Designation	SAC
Location of Site	SU398739

Description of Site	<p>Watercourses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> 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 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>The river was designated as a Nutrient Neutrality Zone (NNZ) in March 2022 due to unfavourable phosphate levels.</p> <p>Area of interest: 27.27ha</p> <p>Qualifying features:  H3260 Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i>  S1096 <i>Lampetra planeri</i>: Brook lamprey  S1163 <i>Cottus gobio</i>: Bullhead</p>
Conservation Objectives for Site	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> <li>• The extent and distribution of the habitats of qualifying natural habitats and habitats of qualifying species (no loss or degradation)</li> <li>• The structure and function of (including typical species) of qualifying natural habitats (habitat mosaic, riparian vegetation, natural flow regime, sediment regime, biological connectivity in river and laterally, fish management, intakes and discharges)</li> <li>• The structure and function of the habitats of qualifying species (impact on soils and nutrient cycle, non-native invasive species)</li> </ul>



	<ul style="list-style-type: none"> <li>• The supporting processes on which the qualifying natural habitats and the habitats of qualifying species rely (maintenance of surface and ground water levels and river bank and vegetation, water chemistry and quality, air quality below relevant Critical Level and Load values)</li> <li>• The populations of qualifying species and,</li> <li>• The distribution of qualifying species within the site.</li> </ul> <p>The River Lambourn the three component units are all in unfavourable recovering condition for all the qualifying features, due to siltation, inappropriate weirs, dams and other structures, inland flood defence works, invasive freshwater species, and water pollution from agricultural run off.</p>
Threats to integrity	<ul style="list-style-type: none"> <li>• Water abstraction and land drainage.</li> <li>• Eutrophication and chemical water pollution</li> <li>• Discharges from WwTW (organic pollution).</li> <li>• Siltation</li> <li>• Air pollution</li> <li>• Invasive non-native species</li> <li>• River engineering</li> </ul> <p>Natura 2000 Standard Data Form 2016 – threats, pressures and activities  A02: Modification of cultivation practices  H02: Pollution to groundwater (point sources and diffuse sources)  J02: Problematic native species.</p> <p>Site Improvement Plan – threats, pressures and activities  Siltation  Water pollution  Invasive species (signal crayfish)  Hydrological changes  Inappropriate water levels</p>

<b>Site Name</b>	<b>Kennet Valley Alderwoods</b>
Site Designation	SAC
Location of Site	SU398675

Description of Site	<p>Area of interest: 57.7ha composed of two blocks of wet woodland situated on the floodplain of the River Kennet, a tributary of the River Thames, which rises in the Berkshire and Marlborough Downs.</p> <p>Qualifying features: H91E0. Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>); Alder woodland on floodplains.</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. [From Jncc Standard Data Set]</p>
Conservation Objectives of the Site	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> <li>• The extent and distribution of the qualifying natural habitats (no measureable reduction or fragmentation the component vegetation community of the Feature),</li> <li>• The structure and function (including typical species) of the qualifying natural habitats (component vegetation types, their range; canopy cover and variety of age and structure) and,</li> <li>• The supporting processes on which the qualifying natural habitats rely (critical supply and quality of ground and surface water, appropriate natural hydrological regime and connectivity with wider landscape).</li> </ul> <p>This site is in a favourable condition.</p>
Pressures/threats to Site integrity	<ul style="list-style-type: none"> <li>• Maintaining high groundwater levels</li> <li>• Modification to management program</li> <li>• Ground disturbance from increased visitations</li> </ul> <p>Natura 2000 Standard Data Form 2016 – threats, pressures and activities J02: Human induced changes in hydraulic conditions KO4: Interspecific floral relations Site Improvement Plan – threats, pressures and activities Inappropriate water levels Game management</p>

<b>Site Name</b>	<b>Thames Basin Heaths</b>
Site Designation	SPA
Location of Site	SU878566 (approx. centre point)
Description of Site	<p>Thames Basin Heaths SPA forms part of an extensive complex of lowland heathlands in southern England that support important breeding bird populations within a mosaic of principal habitats dependent on active heathland management and rotationally managed coniferous plantation woodland.</p> <p>Area: 8311ha</p> <p>Qualifying features:</p> <p>A224 <i>Caprimulgus europeas</i> European nightjar (Breeding) 27.8% UK population</p> <p>A246 <i>Lullula arborea</i> Woodlark (Breeding) 9.9% UK population</p> <p>A302 <i>Sylvia undata</i> Dartford warbler (Breeding) 7.8% UK population</p>
Conservation Objectives of 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, specifically:</p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring;</p> <ul style="list-style-type: none"> <li>• The extent and distribution of the habitats of the qualifying features</li> <li>• The structure and function of the habitats of the qualifying features</li> <li>• The supporting processes on which the habitats of the qualifying features rely</li> <li>• The population of each of the qualifying features, and,</li> <li>• The distribution of the qualifying features within the site.</li> </ul> <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>

Threats to integrity	<ul style="list-style-type: none"> <li>• Further fragmentation of habitat.</li> <li>• Predation from cats and dogs.</li> <li>• Disturbance to bird species.</li> <li>• Trampling of vegetation.</li> </ul> <p>Natura 2000 Standard Data Form 2016 – threats, pressures and activities:</p> <p>BO2 Forest plantation management and use</p> <p>GO1 Outdoor sports and leisure activities, recreational activities</p> <p>GO5 Other human intrusions and disturbances</p> <p>HO4 Air pollution, air-borne pollutants</p> <p>KO2 Biocenotic evolution, succession</p> <p>Site Improvement Plan – relevant threats, pressures and activities</p> <p>Public access/Disturbance</p> <p>Air Pollution: impact of atmospheric nitrogen deposition</p>
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**Within 5km of West Berkshire**

Site Name	<b>Hartslock Wood</b>
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> <p>Area of interest: 34.16ha (27.33ha is yew woodland);</p> <p>Qualifying features:</p>

	<p>H6210. Semi-natural dry grasslands and scrubland facies: on calcareous substrates (<i>Festuco-Brometalia</i>) (important orchid sites); Dry grasslands and scrublands on chalk or limestone (important orchid sites) 4.4ha</p> <p>H91J0. <i>Taxus baccata</i> woods of the British Isles; Yew-dominated woodland. 27.33ha</p>
Conservation Objectives of International Site	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;</p> <ul style="list-style-type: none"> <li>• The extent and distribution of the qualifying natural habitats (no measureable reduction or fragmentation the component vegetation community of the Feature),</li> <li>• The structure and function (including typical species) of the qualifying natural habitats, (component vegetation types, their range; canopy cover and variety of age and structure; absence of non-native invasive or introduced species; maintaining properties of soil type including pH and soil nutrients) and,</li> <li>• The supporting processes on which the qualifying natural habitats rely (connectivity with wider landscape, restore the concentrations and deposition of air pollutants to below the site-relevant Critical Load or Level values for atmospheric nitrogen and acidity, light pollution)</li> </ul> <p>The site is currently in a favourable condition.</p>
Pressures/threats to site integrity	<ul style="list-style-type: none"> <li>• Localised air pollution</li> <li>• Disturbance to grazing/maintenance regime.</li> </ul> <p>Natura 2000 Standard Data Form 2016 – threats, pressures and activities HO4: Air pollution Site Improvement Plan – threats, pressures and activities Air Pollution: risk of atmospheric nitrogen deposition</p>

<b>Site Name</b>	<b>Hackpen Hill</b>
Site Designation	SAC



Location of International Site	SU352847
Description of International Site	<p>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>Hippocrepis comosa</i>), Common Rock-rose (<i>Helianthemum nummularium</i>) and Dwarf Thistle (<i>Crisium acaule</i>).</p> <p>Area of site: 35.57ha</p> <p>Qualifying features:</p> <ul style="list-style-type: none"> <li>• 6210 <a href="#">Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites)</a></li> <li>• 1654 Early gentian (<i>Gentianella anglica</i>)</li> </ul>
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>
Potential threats to integrity	<ul style="list-style-type: none"> <li>• Periodic damage by fluctuations in rabbit population.</li> <li>• Disturbance to grazing/maintenance regime</li> </ul> <p>Natura 2000 Standard Data Form 2016 – no threats, pressures and activities identified.</p> <p>Site Improvement Plan – no threats, pressures and activities identified.</p>

<b>Site Name</b>	<b>Solent SAC</b> (includes Chichester and Langstone Harbours SPA/Ramsar, Solent and Southampton Water SPA/Ramsar, Solent Maritime SAC, Portsmouth Harbour SPA/Ramsar). In relation to the Solent NNZ.
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	The Habitat site is linked to West Berkshire via the River Test, which is a tributary to the Solent, but had its source in Coombe, West Berkshire.
Site Designation	SAC/SPA/Ramsar
Location of International Site	<b>Solent Maritime:</b> SU756003
Description of International Site	<p>The Solent is a complex site encompassing a major estuarine system on the south coast of England. The Solent and its inlets are unique in Britain and Europe for their hydrographic regime with double tides, and well as for the complexity of the mainre and estuarine habitats present within the area. Sediment habitats within the estuaries include extensive areas of intertidal mudflats, often supporting eelgrass <i>Zostera spp.</i> and green algae, saltmarshes and natural shoreline transitions, such as drift line vegetation.</p> <p>All four species of cordgrass found within the IUK are present within the Solent and it is one of only 2 UK sites with significant amounts of the native small cordgrass <i>Spartina maritima</i>. The rich intertidal mudflats, saltmarsh, shingle beaches and adjacent coastal habitats, including grazing marsh, reedbeds and damp woodland, support nationally and internationally important numbers of migratory and over-wintering waders and waterfowl as well as important breeding gull and tern populations.</p>
Conservation Objectives of International Site	<p><b>Solent and Southampton Water SPA/Ramsar:</b></p> <p>Ensure that the integrity of the site is maintained or restored as pprorapte, and ensure that the site contributes to achieveing the aims of the Wide Birds Directive, by mainintaining or restoring:</p> <ul style="list-style-type: none"> <li>• The extent and distribution of the habitats of the qualifying featuers</li> <li>• The structure and function of the habitats of the qualifying features</li> <li>• The supporting process on which the habitats or the qualifying features rely</li> <li>• The population of each of the qualifying features, and,</li> <li>• The distribution of the qualifying features within the site.</li> </ul> <p>Qualifying Species : Ringed plover <i>charadrius hiaticula</i>, Dark-bellied brent goose <i>Branta bernicla</i>, Eurasian Teal <i>anas crecca</i>, black-tailed godwit <i>Limosa Limosa</i>. Esturay, Sheltered channel between island/mainland, Mediterranean Gull <i>Larus melanocephalus</i>, Sandwich tern <i>Sterna sandvicensis</i>, Common Tern <i>Sterna</i></p>

	<p><i>hirundo</i>, Little tern <i>Sterna albifrons</i>, Roseate tern <i>sterna dougalli</i>, and Dark-bellied brent goose <i>Branta bernicla</i>, Eurasian Teal <i>anas crecca</i>, black-tailed godwit <i>Limosa Limosa</i></p> <p><b>Solent Maritime SAC:</b></p> <p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, but maintaining or restoring:</p> <ul style="list-style-type: none"> <li>• The extend and distribution of qualifying natural habitats and habitats of qualifying species</li> <li>• The structure and function (including typical species) of qualifying natural habitats</li> <li>• The structure and function of the habitats of qualifying species</li> <li>• The supporting progression which qualifying natural habitats and habitats of qualifying species rely</li> <li>• The populations of qualifying species, and,</li> <li>• The distribution of qualifying species within the site.</li> </ul> <p>Solent Maritime SAC Qualifying Species: H1110 Sandbanks which are slightly covered by sea water at the time, H1130 Estuaries, H1140 Mudflats and sandflats not covered by seawater at low tide, H1150 Coastal lagoons, H1210 Annual vegetation of drift lines, H1220 Perennial vegetation of stony banks, H1310 Salicornia and other annuals colonising mud and sand, H1320 Spartina swards (<i>Spartinion maritimae</i>), H1330 Atlantic salt meadows <i>Glauco-Puccinellietalia maritimae</i>, H2120 Shifting dunes along the shoreline with <i>Ammophila arenaria</i> 'White dunes', S1016 Desmoulin's whorl snail <i>Vertigo moulinsiana</i></p>
Potential threats to integrity	<p>Threats include public disturbance, coastal squeeze, fisheries, water pollution, changes in species distributions, climate change, changes to site conditions, invasive species, direct land take from development, biological resources use, changes in land management, inappropriate pest control, air pollution (atmospheric nitrogen deposition), hydrological changes, direct impact from 3<sup>rd</sup> party, extraction (eg. shingle).</p>

## Appendix 2: Plans and projects with the potential for in-combination effects

<b><u>Vale of White Horse Local Plan 2031</u></b>	
<b>Part 1: Strategic Sites and Policies and Draft Local Plan 2013</b>	
<b>Part 2: Detailed Policies and Additional Sites</b>	
<b>Status</b>	Part 1 Adopted in December 2016; Part 2 Adopted October 2019. They set out strategic policies and locations for strategic housing for the agreed quantum of Oxford's unmet housing need to be addressed within the Vale of White Horse District.
<b>Housing Provision</b>	Part 1 makes provision of at least 20,560 homes over the plan period between 2011 and 2031. 12,495 of these are to be delivered through strategic allocations, the majority of which are to be provided within the South East Vale Sub-Area, predominantly at Grove Airfield and Valley Park where each site has been allocated 2,550 dwellings, and at Crab Hill where 1,500 dwellings have been allocated.  Part 2 makes provision for at least 22,760 homes over the plan period between 2011 and 2031. The additional 2,200 homes (in comparison to that provided for in Part 1) are to address a proportion of the unmet housing need for Oxford City.
<b>Employment Land Provision</b>	The Local Plan Part 1 makes provision for 218 hectares of strategic employment land which is anticipated to deliver approximately 23,000 jobs over the plan period between 2011 and 2031. 93 hectares of this land will be at the Harwell Campus Enterprise Zone.
<b>HRA</b>	The February 2015 HRA of the draft Local Plan 2031 Part 1 concluded that no strategic housing sites would lead to likely significant effects, either alone or in combination. The July 2016 addendum to the HRA concluded that modifications made to the Local Plan since the previous HRA was undertaken did not impact the findings of the previous HRA. The February 2018 HRA for the draft Local Plan 2031 Part 2 concluded that, given the incorporation of the recommendations within the HRA and subject to development of strategic air quality studies relating to Oxford Meadows SAC, the plan will not lead to likely significant effects on European sites either alone, or in combination.
<b>In combination effects</b>	<b>Therefore, there are <u>no likely in-combination effects</u> of the Vale of White Horse Local Plan 2031 with the West Berkshire Local Plan Review.</b>

<b>South Oxfordshire Local Plan 2011 – 2035</b>	
<b>Status</b>	Adopted December 2020.
<b>Housing Provision</b>	During the plan period, provision will be made to meet the total housing requirement of 23,550 homes to include South Oxfordshire Minimum Housing Requirement of 18,600 and 4,950 homes addressing Oxford's unmet housing need (between 1 April 2021 and 31 March 2035). Didcot Garden Town is to provide over 15,000 homes with associated major transport infrastructure.
<b>Employment Land Provision</b>	South Oxfordshire Minimum Employment Land Requirement is 39.1 hectares over the plan period. This activity is concentrated around the three centres for science at Harwell Campus, Culham Science Centre and Milton Park in the 'Science Vale' and is supported by a number of important settlements. Didcot is the gateway to the Science Vale.
<b>HRA</b>	The HRA concluded that the Local Plan would not have any adverse effects on the integrity of any European sites, either alone or in combination with other plans and projects. Appropriate Assessments were carried out with respect to air pollution at Aston Rowant SAC (M40) and Oxford Meadows SAC (A40).
<b>In combination effects</b>	<b>Therefore, there are <u>no likely in-combination effects</u> of the South Oxfordshire Local Plan 2011 – 2035 with the West Berkshire Local Plan Review.</b>

<b>Wokingham Borough Core Strategy 2010, Managing Development Delivery Local Plan 2014 and emerging Local Plan Update</b>	
<b>Status</b>	Core Strategy adopted in 2010. Managing Development Delivery Local Plan adopted in 2014. Both contain policies and allocations to guide development in the Borough up to 2026.  The Draft Local Plan Update consultation 2020 covers the period between 2018 and 2036 and will replace the Core Strategy and Deliver Plan when adopted.
<b>Housing Provision</b>	Core Strategy makes provision for at least 13,232 houses over the plan period from 2006-2026, including those at allocated sites.  The Local Plan Update had aimed to deliver a minimum of 13,901 dwellings over the plan period 2018-2036 with the primary focus of growth being the creation of a new self-contained garden town at Grazeley with associated



	<p>infrastructure. The extension of the Detailed Emergency Planning Zone around AWE Burghfield has resulted in this approach being undeliverable. Wokingham BC is now reviewing alternative sites promoted and undertaking masterplanning and other evidence to determine a revised spatial approach to development. It is expected that a Regulation 18 consultation on an updated draft LPU will take place in autumn 2021.</p>
<b>Employment Land Provision</b>	<p>Core Strategy makes provision for employment development at 9 Core Employment Areas. Some limited additional employment development may also be identified in the Managing Development Delivery Plan, within Strategic Development Locations and at retail centres. The Managing Development Delivery Local Plan highlights that Core Employment Areas are defined in the Core Strategy and identifies allocated sites.</p> <p>The Draft Local Plan Update Employment Land Study found that there is no quantitative requirement for additional office land/floorspace as gross supply exceeds gross demand. However, there is a small requirement for additional industrial land/floorspace.</p>
<b>HRA</b>	<p>The Core Strategy advises that an Appropriate Assessment was undertaken and identified the potential significant impacts upon Thursley, Ash, Pirbright &amp; Chobham SPA and Windsor Forest &amp; Great Park SAC, but concluded that likely significant effects could be avoided.</p> <p>The HRA for the Draft Local Plan Update identify a likely significant effect from recreational pressure in relation to the Thames Basin Heaths SPA and Thursley, Ash, Pirbright &amp; Chobham SAC, and similarly for atmospheric pollution in regard to the Thames Basin Heaths SPA and the Chilterns Beechwoods SAC. Following further assessment, it concluded that, given the provision of adequate SANG and SAMM there will be no adverse effects of the Wokingham Local Plan Update on the site integrity of the Thames Basin Heaths SPA from recreational pressure. The results of an air quality impact assessment is awaited before reaching any conclusion with regard to atmospheric pollution.</p>
<b>In combination effects</b>	<p><b><u>Therefore, it can be concluded that there is <u>no likely in-combination effects of the adopted plans</u>, but at this stage it is not possible to conclude that there are no likely in-combination effects of the</u></b></p>

	<b>Wokingham emerging Local Plan Update with the West Berkshire Local Plan Review.</b>
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<b>Reading Borough Council Local Plan to 2036 (2019)</b>	
<b>Status</b>	Local Plan adopted in November 2019.
<b>Housing Provision</b>	The Local Plan makes provision for an additional 15,400 homes from 2013-2036, 2400 of which are in West Reading. The plan also states that the Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that any shortfall of dwellings that cannot be provided within Reading will be met over the plan period.
<b>Employment Land Provision</b>	The Submission Draft Local Plan makes provision for a net increase of 112,000m <sup>2</sup> of office floorspace (63% in Central Reading) and 148,000 m <sup>2</sup> of industrial and/or warehouse space from 2013-2036.
<b>HRA</b>	The November 2017 Sustainability Appraisal of the Local Plan incorporates the HRA and concludes that all of the policy options are unlikely to have significant effects on European sites.
<b>In combination effects</b>	<b>Therefore, there are <u>no likely in-combination effects</u> of the Reading Borough Council Local Plan to 2036 with the West Berkshire Local Plan Review.</b>

<b>Wiltshire Core Strategy 2006 – 2026 (2015) and emerging Local Plan Review to 2036</b>	
<b>Status</b>	Wiltshire Core Strategy to 2026 was adopted in 2015 (incorporating), Saved Policies from District Local Plans Chippenham Site Allocations Plans, Wiltshire Housing Site Allocations Plan. These are under review in the The Local Plan review has completed a consultation in 2021 and sets out a positive vision for the future of Wiltshire for the period 2016 - 2036 and a framework for addressing housing needs and other economic, social and environmental priorities.
<b>Housing Provision</b>	The Spatial Strategy makes provision for the growth of at least 42,000 new homes from 2006 to 2026. The emerging spatial strategy predicts Wiltshire will need between 40,840 and 45,630 new homes over the plan period of 2016 to 2036.
<b>Employment Land Provision</b>	The Spatial Strategy makes provision for the growth of around 27,500 jobs, including 178 hectares of new employment land, beyond that already committed for general broad based employment uses to help deliver job growth and regeneration opportunities. From the emerging Local Plan Review, other

	forecasts estimate an additional 26 hectares of land will be needed for business and jobs.
<b>HRA</b>	<p>The HRA concluded that the adopted Wiltshire Core Strategy would not, either alone or in combination with other plans or projects, adversely affect the integrity of any individual European site or the Natural 2000 network as a whole. The HRA for the daughter document Wiltshire Housing Site Allocation Development Plan Document adopted in 2020 concluded the same.</p> <p>A HRA Scoping Report (for further screening assessment) produced in January 2021 for the Local Plan Review consultation has identified (a) the Kennet and Lambourn Floodplains SAC with regard to physical damage/loss of habitat (to Desmoulins Whorl Snail), non-physical disturbance and non-toxic contamination (both limited to 500m), (b) Kennet Valley Alderwoods with regard to water quantity and quality (hydrological connection upstream) and (c) River Lambourn with regard to physical damage/loss of habitat (for brook lamprey and bullhead within 4 km of Wiltshire boundary). The next stage of the HRA process will determine whether the Local Plan Review will result in any likely significant effects (LSE) to the European sites scoped in for further screening assessment.</p>
<b>In combination effects</b>	<b>It can be concluded that there is <u>no likely in-combination effects</u> of the <u>adopted plans</u>, but at this stage it is <u>not possible to conclude that there are no likely in-combination effects</u> of the <u>Wiltshire emerging Local Plan Review</u>, with the West Berkshire Local Plan Review.</b>

<b>Swindon Borough Local Plan 2026</b>	
<b>Status</b>	Adopted 2015. There is a review of the current Local Plan for the Borough of Swindon for the period 2016 to 2036.
<b>Housing Provision</b>	22,000 dwellings between 2011 and 2026, phased as follows: 1,150 average per annum between 2011 and 2016; and, 1,625 average per annum between 2016 and 2026. Proposed Submission Draft Version (2019) of the Local Plan review makes provision for at least 20,450 homes to be built in the Borough up to 2036.
<b>Employment Land Provision</b>	119.5 hectares of employment land (B-use class), 77.5 hectares of additional employment land; and, 42 hectares with extant permission and existing allocations.

<b>HRA</b>	<p>The HRA of the adopted Local Plan screening process suggested the potential for significant effects at the Kennet and Lambourn Floodplain SAC and the River Lambourn SAC. These effects were considered to arise primarily as a result of effects from the plan acting ‘in-combination’ with other plans and programmes being developed and implemented simultaneously in the area. An Appropriate Assessment was undertaken with respect to water resources &amp; water quality and atmospheric pollution). The Appropriate Assessment concluded that impacts predicted to arise from the implementation of the plan when considered in-combination with the potential impacts from other surrounding plans and projects, would not significantly affect the integrity of the SACs assessed.</p> <p>With respect to the Swindon emerging local plan review to 2036, the findings of the HRA screening could not rule out a likely significant effect on water quantity and water quality at the Kennet and Lambourn Floodplain SAC and River Lambourn SAC. However, the Appropriate Assessment concluded that the implementation of policy mitigation included within Water Supply policy, then no adverse effects on the integrity of European sites in relation to changes in water quantity and water quality.</p>
<b>In combination effects</b>	<p><b>It can be concluded that there is <u>no likely in-combination effects</u> of the adopted Swindon Local Plan 2026, nor at this pre-submission stage of the Swindon local plan review, with the West Berkshire Local Plan Review.</b></p>

<b>Hart Local Plan (strategy and sites) 2032</b>	
<b>Status</b>	Adopted April 2020
<b>Housing Provision</b>	To plan for sufficient land to be available for at least 7,614 new homes to be built in the District in the period 2014 – 2032 such that it provides a continuous supply of housing.
<b>Employment Land Provision</b>	New employment development will be focussed on existing Strategic and Locally Important Employment Sites listed. Provision will be made for approximately 5,900 sq m (net) of additional convenience retail floorspace and 3,960 sq m (net) of additional comparison floorspace in the District over the Plan period; the majority in Fleet.

<b>HRA</b>	The HRA considered impact pathways from urbanisations, recreational pressure, atmospheric pollution, water abstraction and water quality with respect to the Thames Basin Heaths Special Protection Area. Recommendations were made to ensure that the policies and site allocations provided within the Plan do not result in likely significant effects or have a negative impact on the integrity of European designated sites.
<b>In combination effects</b>	<b>Therefore, there are <u>no likely in-combination effects</u> of the Hart Local Plan 2032 with the West Berkshire Local Plan Review.</b>

<b>Basingstoke and Deane Local Plan 2011- 2029 and Emerging Local Plan Update</b>	
<b>Status</b>	Adopted in May 2016. The Emerging Local Plan Update at early stage of development
<b>Housing Provision</b>	The housing delivery target of 850 units per annum (15,300 homes) over the plan period has been established and has also been informed by the borough's affordable housing needs, and the consideration of whether there is unmet need in other Local Authority areas. The Local Plan includes a job target range of between 450-700 net new jobs per annum (an increase in the region of 8,100-12,600 jobs over the 2011-2029 period) which sets out the likely job growth in the borough during the plan period and sets the economic context against which the housing provision is set.
<b>Employment Land Provision</b>	<p>Within the period 2011-2029, the Local plan will aim to support the creation of between 450-700 jobs per annum (8,100-12,600 during the plan period) and sets out the likely job growth in the borough during the plan period and gives the economic context against which the housing provision is set.</p> <p>The proximity of Basingstoke town to the south coast and strategic road network makes it particularly appealing for storage and distribution use. Over the plan period the borough will require up to 122,000 sqm of storage and distribution floor space to meet future needs. A shortfall within existing Strategic Employment Areas has been identified and the council will seek to allocate new employment sites through the production of a subsequent Development Plan Document.</p>
<b>HRA</b>	The HRA concluded that there are no likely significant effects arising on European sites, either alone, or in combination with other plans and projects as a result of the Local Plan. The Plan contains an adequate policy framework to avoid or adequately mitigate effects on European sites.



	The HRA concluded no likely significant effect Impacts of the Local Plan on the Kennet and Lambourn Floodplain SAC or the Kennet Valley Alderwoods SAC with respect to potential effects on water abstraction, water quality and in combination air quality. The HRA concluded no likely significant effect Impacts of the Local Plan on the River Lambourn SAC with respect to potential effects on water abstraction, water quality.
<b>In combination effects</b>	<b>Therefore, there are <u>no likely in-combination effects</u> of the Basingstoke and Deane Local Plan 2011- 2029 with the West Berkshire Local Plan Review.</b>

### **OTHER WEST BERKSHIRE COUNCIL PLANS**

<b>Local Transport Plan for West Berkshire 2011 - 2026</b>	
<b>Status</b>	Adopted in June 2014.
<b>Proposed Development</b>	<p>Identifies and prioritises the transport needs of the district, and sets out the framework as to how they will be met up to the year 2026. This includes walking, cycling, and travel by road and rail to destinations such as workplaces and schools. The LTP policies aim to reduce the impact of transport on the environment where possible and so none of the proposed policies are seen to have the potential to cause significant harm to the SACs or the SPA.</p> <p>Provides transport infrastructure through polices that include measures that:</p> <ul style="list-style-type: none"> <li>• Increase travel choice with strategies for sustainable modes of transport, alternative smarter and active travel;</li> <li>• Minimise congestion;</li> <li>• Promote accessibility and safety;</li> <li>• Manage demand for parking</li> <li>• Tackle climate and carbon reduction</li> </ul>
<b>HRA</b>	The HRA concluded that it is unlikely that the LTP will have any significant impact on the integrity of these sites as they are relatively isolated and away from the major transport links in the district. At a project level all schemes and projects are tested using the prioritisation method outlined in the LTP, which includes a section on the environment. If a scheme or project is considered to

	have a detrimental impact on the environment it will be changed, or appropriate mitigation measures will be put in place.
<b>In combination effects</b>	<b>Therefore, there are <u>no likely in-combination effects</u> of the West Berkshire Local Transport Plan 2011 – 2026 with the West Berkshire Local Plan Review.</b>

<b>West Berkshire Minerals and Waste Plan (as submitted July 2021)</b>	
<b>Status</b>	Submitted. Examination hearings Feb 2022
<b>Proposed Development</b>	<p>The Plan makes provision for a steady and adequate supply of construction aggregates over the plan period through the allocation of sites for mineral extraction as well as through encouraging the use of secondary and recycled aggregates. The Plan sets out:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Policies on restoration and after use of mineral sites to ensure that mineral extraction enhances the environment and provides amenities for the public;</li> <li>• Allocates sites, accompanied by a specific site policy setting out key requirements for any planning application submitted for the site.</li> </ul>
<b>HRA</b>	The HRA concluded that 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 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.
<b>In combination effects</b>	<b>Therefore, there are <u>no likely in-combination effects</u> of the West Berkshire Minerals and Waste Local Plan to with the West Berkshire Local Plan Review.</b>

## NEIGHBOURHOOD PLANS

<b>Stratfield Mortimer Neighbourhood Plan 2017</b>	
<b>Status</b>	Following a positive referendum result on the Stratfield Mortimer Neighbourhood Development Plan (NDP) on 22 June 2017, West Berkshire Council adopted the Stratfield Mortimer NDP part of the Development Plan for the purposes of managing development in the parish of Stratfield Mortimer.
<b>Housing Provision</b>	Land is allocated behind St John's Infant School for 110 homes that will have a mix of types and tenures. It will also include a new St John's Infant School and doctors' surgery.
<b>Employment Land Provision</b>	<p>The plan does not allocate sites for employment. Local economic innovation that creates a range of job types and higher added value employment will be encouraged. Subject to conditions, the plan supports new independent local retail/services outlets and expansion of existing outlets.</p> <p>The creation of additional business accommodation through small scale expansion of existing employment premises, the conversion of existing buildings and new premises will also be supported. These developments will be directed towards the commercial centre of the village and suitable conversion of redundant farm buildings.</p>
<b>HRA</b>	The HRA Screening Report concluded that the NDP is unlikely to have significant environmental effects.
<b>In combination effects</b>	<b>The allocated numbers for housing have been included within the Local Plan Review HRA.</b>

<b>Compton Neighbourhood Plan 2021</b>	
<b>Status</b>	Examination complete. Awaiting referendum Jan 2022.
<b>Housing Provision</b>	No sites allocated for housing development
<b>Employment Land Provision</b>	The plan does not allocate land for employment
<b>HRA</b>	The HRA Screening Report concluded that the NDP is unlikely to have significant environmental effects.
<b>In combination effects</b>	<b>Development in Compton included within the Local Plan Review HRA.</b>

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
<b>Strategic Policies</b>							
Policy SP1 - Spatial Areas / Spatial Strategy	No likely significant effect. This policy describes the principles for development West Berkshire but will not itself result in new development	No likely significant effect. This policy describes the principles for development West Berkshire but will not itself result in new development.	No likely significant effect. This policy describes the principles for development West Berkshire but will not itself result in new development	No likely significant effect. This policy describes the principles for development West Berkshire but will not itself result in new development	Policy itself is unlikely to have a significant impact as it describes the principles for development, but does not result in new development	Policy itself is unlikely to have a significant impact as it describes the principles for development, but does not result in new development	Policy itself is unlikely to have a significant impact as it describes the principles for development, but does not result in new development
SP2 - The North Wessex Downs Area of Outstanding Natural Beauty	No likely significant effect. This policy describes the principles for development in the AONB but	No likely significant effect. This policy describes the principles for development in the AONB but will	No likely significant effect. This policy describes the principles for development in the AONB but will	No likely significant effect. This policy describes the principles for development West Berkshire	Unlikely to have an impact as all development proposals are located at least 2km downstream of the SAC	Unlikely to have an impact as all development proposals are located at least 6km downstream of the SAC	No likely significant effect. This policy describes the principles for the management of

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	will not itself result in new development	not itself result in new development	not itself result in new development	but will not itself result in new development			development in the AONB but will not in itself result in new development.
SP3 - Settlement Hierarchy	No likely significant effect. This policy describes the approach towards development through the hierarchy but will not itself result in new development	No likely significant effect. This policy describes the approach towards development through the hierarchy but will not itself result in new development	No likely significant effect. This policy describes the approach towards development through the hierarchy but will not itself result in new development	No likely significant effect. This policy describes the principles for development West Berkshire but will not itself result in new development	Unlikely to have an impact as all development proposals are located at least 2km downstream of the SAC	Unlikely to have an impact as all development proposals are located at least 6km downstream of the SAC	Unlikely to have an impact given the distance of development proposals from the SAC with no likely pathways.



### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
SP4 - Atomic Weapons Establishments at Aldermaston and Burghfield	No likely significant effect. The policy specifically related to AWE which is located downstream of the SAC	No likely significant effect. The policy specifically related to AWE which is located downstream of the SAC	No likely significant effect. The policy specifically related to AWE which is located downstream of the SAC	No likely significant effect. The policy specifically related to AWE.	No impact as SAC is located at least 30km from AWE	No impact as SAC is located at least 13km from AWE	No impact as SAC is located at approximately 60 km from AWE
SP5 - Climate Change	This policy relates to encouraging the design of development to account and mitigate for climate change. It will not result	This policy relates to encouraging the design of development to account and mitigate for climate change. It will not result in	This policy relates to encouraging the design of development to account and mitigate for climate change. It will not result in	This policy relates to encouraging the design of development to account and mitigate for climate change. It will not result in	This policy relates to encouraging the design of development to account and mitigate for climate change. It will not result in	This policy relates to encouraging the design of development to account and mitigate for climate change. It will not result in	This policy relates to encouraging the design of development to account and mitigate for climate change. It will not result

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	in new development. No likely significant effects	new development. No likely significant effects	new development. No likely significant effects	new development. No likely significant effects	new development. No likely significant effects	new development. No likely significant effects	in new development. No likely significant effects
SP6 - Flood Risk	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect
SP7 - Design Quality	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect
SP8 - Landscape Character	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect
SP9 - Historic Environment	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect
SP10 - Green Infrastructure	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect
SP11 - Biodiversity	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
and geodiversity							
SP12 - Housing delivery	No likely significant effect. This policy describes the approach to the provision of 8,721 to 9,146 net additional new homes over the plan period. It will not in itself result in new development. The likely significant effects are	No likely significant effect. This policy describes the approach to the provision of 8,721 to 9,146 net additional new homes over the plan period. It will not in itself result in new development. The likely significant effects are assessed	No likely significant effect. This policy describes the approach to the provision of 8,721 to 9,146 net additional new homes over the plan period. It will not in itself result in new development. The likely significant effects are assessed	No likely significant effect. This policy describes the approach to the provision of 8,721 to 9,146 net additional new homes over the plan period. It will not in itself result in new development. The likely significant effects are assessed	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC

### Appendix 3: Screening of policy areas and settlements

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

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	A4 corridor and A 339. Additional wastewater pressure will require upgrades to wastewater and sewage infrastructure at the Newbury WwTW, additional policy wording to require early engagement with TW regarding						



### Appendix 3: Screening of policy areas and settlements

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

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
<ul style="list-style-type: none"> <li>• Tilehurst ( 65 care home beds spaces)</li> <li>• Theale (200)</li> <li>• Burghfield Common (100)</li> <li>• Stratfield Mortimer (110 allocated in the NDP)</li> <li>• Woolhampton (16)</li> </ul>				significant effect on air quality.			

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
<ul style="list-style-type: none"> <li>Aldermaston (8 G&amp;T pitches).</li> </ul>							
SP15 - Site Allocations in North Wessex Downs AONB  Development of up to 404 new homes  <ul style="list-style-type: none"> <li>Compton (140)</li> <li>Hungerford (NDP 55)</li> <li>Kintbury (20)</li> </ul>	Increased the population which potentially could have impacts on the SAC from the effects on the hydrology of the sites, deterioration air quality, damage to riparian margins and possible introduction of	Increased the population which potentially could have impacts on the SAC from the effects on the hydrology of the sites, deterioration air quality, damage to riparian margins and possible introduction of	Increased the population which potentially could have impacts on the SAC from the effects on the hydrology of the sites, deterioration air quality, damage to riparian margins and possible introduction of	No likely significant effect due to distance of settlements from SPA	No likely significant effect as SAC is upstream of all likely development areas	No likely significant effect as SAC is upstream of all likely development areas	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
<ul style="list-style-type: none"> <li>Lambourn (65 and NDP 25)</li> <li>Hermitage (59)</li> <li>Chieveley (15)</li> <li>Bradfield Southend (10)</li> <li>Great Shefford (15)</li> </ul>	non-native species.	non-native species.	non-native species.				
Site Allocations Gypsies and Travellers	No likely significant effect. Due to location of likely allocations from	No likely significant effect. Due to location of likely allocations from the SAC and	No likely significant effect. Due to location of likely allocations from the SAC and	No likely significant effect. Due to location of likely allocations from the SAC and	No likely significant effect. Due to location of likely allocations from the SAC and	No likely significant effect. Due to location of likely allocations from the SAC and	No likely significant effect. Due to location of likely allocations from

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	the SAC and no functional linkages.	no functional linkages.	no functional linkages.	no functional linkages.	no functional linkages.	no functional linkages.	the SAC and no functional linkages.
SP18 - Housing Type and Mix	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
SP19 - Affordable Housing	No likely significant effect. The provision itself made by this policy for housing that is affordable is not likely to have a significant effect beyond the assessment of	No likely significant effect. The provision itself made by this policy for housing that is affordable is not likely to have a significant effect beyond the assessment of the likely effect from the overall	No likely significant effect. The provision itself made by this policy for housing that is affordable is not likely to have a significant effect beyond the assessment of the likely effect from the overall	No likely significant effect. The provision itself made by this policy for housing that is affordable is not likely to have a significant effect beyond the assessment of the likely effect from the overall	No likely significant effect. The provision itself made by this policy for housing that is affordable is not likely to have a significant effect beyond the assessment of the likely effect from the overall	No likely significant effect. The provision itself made by this policy for housing that is affordable is not likely to have a significant effect beyond the assessment of the likely effect from the overall	No likely significant effect. The provision itself made by this policy for housing that is affordable is not likely to have a significant effect beyond the assessment of



### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	the likely effect from the overall provision assessed in other Delivering Housing policies.	provision assessed in other Delivering Housing policies.	provision assessed in other Delivering Housing policies.	provision assessed in other Delivering Housing policies.	provision assessed in other Delivering Housing policies.	provision assessed in other Delivering Housing policies.	the likely effect from the overall provision
SP20 - Strategic approach to employment land	No likely significant effects. This policy sets out the approach to locating economic development, but will not itself result in new development.	No likely significant effects. This policy sets out the approach to locating economic development, but will not itself result in new development.	No likely significant effects. This policy sets out the approach to locating economic development, but will not itself result in new development.	No likely significant effects. This policy sets out the approach to locating economic development, but will not itself result in new development.	Given the distance between the SAC and the likely location of sites for economic development it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the likely location of sites for economic development it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the likely location of sites for economic development it is unlikely there will be an impact on the SAC

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
SP21 - Employment land allocations	Employment allocations unlikely to be close to SAC therefore, no significant likely effects.	Employment allocations unlikely to be close to SAC therefore, no significant likely effects.	Employment allocations unlikely to be close to SAC therefore, no significant likely effects.	Employment allocations unlikely to be close to SPA therefore, no significant likely effects.	Employment allocations unlikely to be close to SAC therefore, no significant likely effects.	Employment allocations unlikely to be close to SAC therefore, no significant likely effects.	Employment allocations unlikely to be close to SAC therefore, no significant likely effects.
SP22 – Town Centres	No likely significant effects. The policy seeks to support vitality and viability. It will not directly result in development.	No likely significant effects. The policy seeks to support vitality and viability. It will not directly result in development	No likely significant effects. The policy seeks to support vitality and viability. It will not directly result in development	No likely significant effects. The policy seeks to support vitality and viability. It will not directly result in development	No likely significant effects. The policy seeks to support vitality and viability. It will not directly result in development	No likely significant effects. The policy seeks to support vitality and viability. It will not directly result in development	No likely significant effects. The policy seeks to support vitality and viability. It will not directly result in development

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
SP23 - Transport	In itself this policy would not have an impact on the SAC	In itself this policy would not have an impact on the SAC	In itself this policy would not have an impact on the SAC	In itself this policy would not have an impact on the SAC	In itself this policy would not have an impact on the SAC	In itself this policy would not have an impact on the SAC	In itself this policy would not have an impact on the SAC
SP24 - Infrastructure requirements and delivery	Without adequate infrastructure upgrades there is potential for significant effects on the hydrology of the SAC and air quality; lead to surface run-off, damage to riparian margins and possible	Without adequate infrastructure upgrades there is potential for significant effects on the hydrology of the SAC and air quality; lead to surface run-off, damage to riparian margins and possible introduction of	Without adequate infrastructure upgrades there is potential for significant effects on the hydrology of the SAC and air quality; lead to surface run-off, damage to riparian margins and possible introduction of	Given the distance between the SPA and the development proposals within LPR it is unlikely there will be an impact on the SPA	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC	Given the distance between the SAC and the development proposals within LPR it is unlikely there will be an impact on the SAC

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	introduction of non-native species.	non-native species.	non-native species.				
DM Policies							
DM1 - Development in the countryside	No likely significant affect. This policy sets out the requirements and safeguards for the type of development but will not itself result in new development	No likely significant affect. This policy sets out the requirements and safeguards for the type of development but will not itself result in new development	No likely significant affect. This policy sets out the requirements and safeguards for the type of development but will not itself result in new development	No likely significant affect. This policy sets out the requirements and safeguards for the type of development but will not itself result in new development	No likely significant affect. This policy sets out the requirements and safeguards for the type of development but will not itself result in new development	No likely significant affect. This policy sets out the requirements and safeguards for the type of development but will not itself result in new development	
DM2 - Separation of	None – this policy	None – this policy establishes	None – this policy establishes	None – this policy establishes	None – this policy establishes	None – this policy establishes	None – this policy

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
settlements around Newbury and Thatcham	establishes Green Gaps, to preserve the open and undeveloped character of these areas	Green Gaps, to preserve the open and undeveloped character of these areas	Green Gaps, to preserve the open and undeveloped character of these areas	Green Gaps, to preserve the open and undeveloped character of these areas	Green Gaps, to preserve the open and undeveloped character of these areas	Green Gaps, to preserve the open and undeveloped character of these areas	establishes Green Gaps, to preserve the open and undeveloped character of these areas
DM3 - Health and Wellbeing	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM4 - Sustainable Homes / Businesses	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM5 - Environmental Nuisance and	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.



### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
pollution control							
DM6 - Water quality	The policy itself does not result in development therefore, no likely significant effect	The policy itself does not result in development therefore, no likely significant effect	The policy itself does not result in development therefore, no likely significant effect	The policy itself does not result in development therefore, no likely significant effect	Unlikely to have an impact as all development proposals are located at least 2km downstream of the SAC	Unlikely to have an impact as all development proposals are located at least 6km downstream of the SAC	The policy itself does not result in development therefore, no likely significant effect
DM7 - Water resources and waste	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM8 - Air Quality	The policy itself does not result in development therefore, no likely significant effect	The policy itself does not result in development therefore, no likely significant effect	The policy itself does not result in development therefore, no likely significant effect	The policy itself does not result in development therefore, no likely significant effect	Unlikely to have an impact as all development proposals are located at least	Unlikely to have an impact as all development proposals are located at least	The policy itself does not result in development therefore, no likely significant effect

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
					2km downstream of the SAC	6km downstream of the SAC	
DM9 - Conservation Areas	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM10 - Listed Buildings	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM11 - Non-designated heritage assets	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM12 - Registered Parks and Gardens	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
DM13 - Registered Battlefields	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
SM14 -Assets of Archaeological Importance	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM15 -Trees, woodlands and hedgerows	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM16 - First Homes exception sites	No likely significant effect. This policy sets out the requirements for specific types of	No likely significant effect. This policy sets out the requirements for specific types of housing but will	No likely significant effect. This policy sets out the requirements for specific types of housing but will	No likely significant effect. This policy sets out the requirements for specific types of housing but will	No likely significant effect. This policy sets out the requirements for specific types of housing but will	No likely significant effect. This policy sets out the requirements for specific types of housing but will	No likely significant effect. This policy sets out the requirements for specific types of

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	housing but will not itself result in new development.	not itself result in new development.	not itself result in new development.	not itself result in new development.	not itself result in new development.	not itself result in new development.	housing but will not itself result in new development.
DM17 - Rural Exception Housing	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.
DM18 - Self and Custom Build	No likely significant effect. This	No likely significant effect. This policy sets	No likely significant effect. This policy sets	No likely significant effect. This policy sets	No likely significant effect. This policy sets	No likely significant effect. This policy sets	No likely significant effect. This

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	policy sets out the requirements for specific types of housing but will not itself result in new development.	out the requirements for specific types of housing but will not itself result in new development.	out the requirements for specific types of housing but will not itself result in new development.	out the requirements for specific types of housing but will not itself result in new development.	out the requirements for specific types of housing but will not itself result in new development.	out the requirements for specific types of housing but will not itself result in new development.	policy sets out the requirements for specific types of housing but will not itself result in new development.
DM19 - Specialised Housing	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result



### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	in new development.						in new development.
DM20 - Gypsies, Travellers and Travelling Showpeople	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.
DM21 - Retention of mobile home parks	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
DM22 - Residential use of space about shops and offices	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM23 - Housing related to Rural Workers	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.
DM24 - Redundant	No likely significant	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
and disused buildings in the countryside conversion to residential	effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	This policy sets out the requirements for specific types of housing but will not itself result in new development.	This policy sets out the requirements for specific types of housing but will not itself result in new development.	This policy sets out the requirements for specific types of housing but will not itself result in new development.	This policy sets out the requirements for specific types of housing but will not itself result in new development.	This policy sets out the requirements for specific types of housing but will not itself result in new development.	effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.
DM25 - Replacement of existing dwellings in the countryside	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	in new development.	new development.	new development.	new development.	new development.	new development.	in new development.
DM26 - Extension of residential curtilages in the countryside	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.
DM27 - Sub-division of existing dwellings in	No likely significant effect. This policy sets out the	No likely significant effect. This policy sets out the requirements for	No likely significant effect. This policy sets out the requirements for	No likely significant effect. This policy sets out the requirements for	No likely significant effect. This policy sets out the requirements for	No likely significant effect. This policy sets out the requirements for	No likely significant effect. This policy sets out the

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
the countryside	requirements for specific types of housing but will not itself result in new development.	specific types of housing but will not itself result in new development.	specific types of housing but will not itself result in new development.	specific types of housing but will not itself result in new development.	specific types of housing but will not itself result in new development.	specific types of housing but will not itself result in new development.	requirements for specific types of housing but will not itself result in new development.
DM28 - Residential extensions	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.



### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
DM29 - Residential annexes	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for specific types of housing but will not itself result in new development.
DM30 - Residential space standards	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect
DM31 - Residential amenity	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect	No likely significant effect

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
DM32 - Designated Employment Areas	No likely significant effect. This policy sets out the requirements for the type of development but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for the type of development but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for the type of development but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for the type of development but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for the type of development but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for the type of development but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for the type of development but will not itself result in new development.
DM33 - Development Within AWE	No likely significant effect given the distance from the SAC. The Policy provides support	No likely significant effect given the distance from the SAC. The Policy provides support	No likely significant effect given the distance from the SAC. The Policy provides support	No likely significant effect. The AWE sites are beyond the 7km zone for the SPA.	No likely significant effect given the distance from the SAC. The Policy provides support	No likely significant effect given the distance from the SAC. The Policy provides support	No likely significant effect given the distance from the SAC. The Policy provides support

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	for employment uses on the AWE sites as they are not covered by Policies SP21 and DM35, and are not Designated Employment Areas.	for employment uses on the AWE sites as they are not covered by Policies SP21 and DM35, and are not Designated Employment Areas.	for employment uses on the AWE sites as they are not covered by Policies SP21 and DM35, and are not Designated Employment Areas.	The Policy provides support for employment uses on the AWE sites as they are not covered by Policies SP21 and DM35, and are not Designated Employment Areas.	for employment uses on the AWE sites as they are not covered by Policies SP21 and DM35, and are not Designated Employment Areas.	for employment uses on the AWE sites as they are not covered by Policies SP21 and DM35, and are not Designated Employment Areas.	for employment uses on the AWE sites as they are not covered by Policies SP21 and DM35, and are not Designated Employment Areas.
DM34 - Retail Warehousing	No likely significant effect. Policy relates to the management of retail uses on	No likely significant effect. Policy relates to the management of retail uses on established retail	No likely significant effect. Policy relates to the management of retail uses on established retail	No likely significant effect. Policy relates to the management of retail uses on established retail	No likely significant effect. Policy relates to the management of retail uses on established retail	No likely significant effect. Policy relates to the management of retail uses on established retail	No likely significant effect. Policy relates to the management of retail uses on

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	established retail parks. It will not result in new development	parks. It will not result in new development	parks. It will not result in new development	parks. It will not result in new development	parks. It will not result in new development	parks. It will not result in new development	established retail parks. It will not result in new development
DM35 - Supporting the Rural Economy	No likely significant affect. This policy sets out the criteria for the type of development but will not itself result in new development.	No likely significant affect. This policy sets out the criteria for the type of development but will not itself result in new development.	No likely significant affect. This policy sets out the criteria for the type of development but will not itself result in new development.	No likely significant affect. This policy sets out the criteria for the type of development but will not itself result in new development.	No likely significant affect. This policy sets out the criteria for the type of development but will not itself result in new development.	No likely significant affect. This policy sets out the criteria for the type of development but will not itself result in new development.	No likely significant effect. This policy sets out the requirements for the type of development but will not itself result in new development.
DM36 - Farm diversification	No likely significant	No likely significant affect.	No likely significant affect.	No likely significant affect.	No likely significant affect.	No likely significant affect.	No likely significant

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	affect. This policy sets out the criteria for the type of development but will not itself result in new development.	This policy sets out the criteria for the type of development but will not itself result in new development.	This policy sets out the criteria for the type of development but will not itself result in new development.	This policy sets out the criteria for the type of development but will not itself result in new development.	This policy sets out the criteria for the type of development but will not itself result in new development.	This policy sets out the criteria for the type of development but will not itself result in new development.	effect. This policy sets out the requirements for the type of development but will not itself result in new development.
DM37 - Equestrian Development	No likely significant affect. This policy sets out the criteria and tests for the type of suitable development but will not itself	No likely significant affect. This policy sets out the criteria and tests for the type of suitable development but will not itself	No likely significant affect. This policy sets out the criteria and tests for the type of suitable development but will not itself	No likely significant affect. This policy sets out the criteria and tests for the type of suitable development but will not itself	No likely significant affect. This policy sets out the criteria and tests for the type of suitable development but will not itself	No likely significant affect. This policy sets out the criteria and tests for the type of suitable development but will not itself	No likely significant effect. This policy sets out the requirements for the type of development but will not itself



### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	result in new development.	result in new development.	result in new development.	result in new development.	result in new development.	result in new development.	result in new development.
DM38 - Development on existing Educational and Institutional Sites in the Countryside	No likely significant affect. This policy sets out the criteria for development at existing educational and institutional sites in the countryside. It will not in itself result in new development.	No likely significant affect. This policy sets out the criteria for development at existing educational and institutional sites in the countryside. It will not in itself result in new development.	No likely significant affect. This policy sets out the criteria for development at existing educational and institutional sites in the countryside. It will not in itself result in new development.	No likely significant affect. This policy sets out the criteria for development at existing educational and institutional sites in the countryside. It will not in itself result in new development.	No likely significant affect. This policy sets out the criteria for development at existing educational and institutional sites in the countryside. It will not in itself result in new development.	No likely significant affect. This policy sets out the criteria for development at existing educational and institutional sites in the countryside. It will not in itself result in new development.	No likely significant affect. This policy sets out the criteria for development at existing educational and institutional sites in the countryside. It will not in itself result in new development.

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
DM39 - Local community facilities	No likely significant affect. This policy sets out the requirements for the type of development but will not itself result in new development. The likely small scale of development is not considered enough to have a significant effect.	No likely significant affect. This policy sets out the requirements for the type of development but will not itself result in new development. The likely small scale of development is not considered enough to have a significant effect.	No likely significant affect. This policy sets out the requirements for the type of development but will not itself result in new development. The likely small scale of development is not considered enough to have a significant effect.	No likely significant affect. This policy sets out the requirements for the type of development but will not itself result in new development. The likely small scale of development is not considered enough to have a significant effect.	No likely significant affect. This policy sets out the requirements for the type of development but will not itself result in new development. The likely small scale of development is not considered enough to have a significant effect.	No likely significant affect. This policy sets out the requirements for the type of development but will not itself result in new development. The likely small scale of development is not considered enough to have a significant effect.	No likely significant affect. This policy sets out the requirements for the type of development but will not itself result in new development. The likely small scale of development is not considered enough to have a significant effect.

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
DM40 - Public Open Space	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM41 - Digital Infrastructure	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.	No likely significant effect.
DM42 - Transport Infrastructure	Potential for significant effects on the hydrology of a site and air quality.	Potential for significant effects on the hydrology of a site and air quality.	Potential for significant effects on the hydrology of a site and air quality.	Potential for significant effects on the hydrology of a site and air quality.	Potential for significant effects on the hydrology of a site and air quality.	Potential for significant effects on the hydrology of a site and air quality.	Potential for significant effects on the hydrology of a site and air quality.
DM43 - Theale rail-road transfer site	No likely significant effect. The policy Safeguards the site as a rail-	No likely significant effect. The policy Safeguards the site as a rail-road transfer facility	No likely significant effect. The policy Safeguards the site as a rail-road transfer facility	No likely significant effect. The policy Safeguards the site as a rail-road transfer facility	No likely significant effect. The policy Safeguards the site as a rail-road transfer facility	No likely significant effect. The policy Safeguards the site as a rail-road transfer facility	No likely significant effect. The policy Safeguards the site as a rail-

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
	road transfer facility allowing for material to be transported by rail rather than road. Also Given the distance between the SAC and the proposed use of the site within LPR it is unlikely there will be a significant impact on the SAC.	allowing for material to be transported by rail rather than road. Also Given the distance between the SAC and the proposed use of the site within LPR it is unlikely there will be a significant impact on the SAC.	allowing for material to be transported by rail rather than road. Also Given the distance between the SAC and the proposed use of the site within LPR it is unlikely there will be a significant impact on the SAC.	allowing for material to be transported by rail rather than road. The site is at some distance beyond the 7km zone. The proposed use of the site within LPR is therefore unlikely to result in significant effects on the SPA.	allowing for material to be transported by rail rather than road. Also Given the distance between the SAC and the proposed use of the site within LPR it is unlikely there will be an impact on the SAC.	allowing for material to be transported by rail rather than road. Also Given the distance between the SAC and the proposed use of the site within LPR it is unlikely there will be an impact on the SAC.	road transfer facility allowing for material to be transported by rail rather than road. Also Given the distance between the SAC and the proposed use of the site within LPR it is unlikely there will be an impact on the SAC.

### Appendix 3: Screening of policy areas and settlements

	SACs Within West Berkshire			SPA / SACs Outside West Berkshire			
Policy Area	Kennet and Lambourn Flood Plain	River Lambourn	Kennet Valley Alderwoods	Thames Basin Heaths SPA (zones)	Hartslock Wood SAC	Hackpen Hill SAC	Solent SAC
DM44 - Parking	No likely significant effect. Specifies space requirements and need for travel plans.	No likely significant effect. Specifies space requirements and need for travel plans.	No likely significant effect. Specifies space requirements and need for travel plans.	No likely significant effect. Specifies space requirements and need for travel plans.	No likely significant effect. Specifies space requirements and need for travel plans.	No likely significant effect. Specifies space requirements and need for travel plans.	No likely significant effect. Specifies space requirements and need for travel plans.
DM45 Travel Plans							



**West Berkshire Local Plan  
Local Plan Review Development Plan Document**

**Equalities Impact Assessment (EqIA) Summary  
November 2022**

## 1. Introduction

- 1.1. West Berkshire District Council is currently working on the production of the Local Plan Review (LPR) which will set out policies to guide development in West Berkshire up to 2039.
- 1.2. This Equalities Impact Assessment (EqIA) presents the findings of an assessment of the likely effects of the Submission version of the LPR on equality impact issues.
- 1.3. The Equality Act 2010 identifies nine 'protected characteristics' and seeks to protect people from discrimination on the basis of these characteristics. They are – age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; gender; and sexual orientation.
- 1.4. The Submission LPR has been reviewed to consider the likely impacts of the policies on each of the nine protected characteristics in terms of their likely effects (positive, neutral or negative). The findings are summarised under Benefits (page 4). The detailed appendices will be available for reference purposes at the start of the Regulation consultation.
- 1.5. Section 149 of the Equality Act 2010 ('The Act') is known as the 'public sector equality duty' and requires public authorities, in the exercise of their functions, to have 'due regard' to the need to:
  - eliminate discrimination, harassment and victimisation and any other conduct that is prohibited by or under the Act.
  - advance equality of opportunity between people who share a relevant protected characteristic and people who do not share it.
  - foster good relations between people who share a relevant protected characteristic and those who do not share it.
- 1.6. The Act describes 'due regard' as considering the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it, stating that this involves having due regard, in particular, to the need to;
  - a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
  - b) 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) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low."

## 2. Protected characteristics

2.1. Protected characteristics is the legal term used in the Equality Act 2010 to describe the groups against whom discrimination is unlawful under The Act, these are:

- **Age.** A person belonging to a particular age (for example 32 year olds) or range of ages (for example 18 to 30 year olds).
- **Disability.** A person has a disability if she or he has a physical or mental impairment which has a substantial and long-term adverse effect on that person's ability to carry out normal day-to-day activities.
- **Gender reassignment.** The process of transitioning from one gender to another.
- **Marriage and civil partnership.** Marriage is a union between a man and a woman or between a same-sex couple. Same-sex couples can also have their relationships legally recognised as 'civil partnerships'. Civil partners must not be treated less favourably than married couples (except where permitted by the Equality Act).
- **Pregnancy and maternity.** Pregnancy is the condition of being pregnant or expecting a baby. Maternity refers to the period after the birth, and is linked to maternity leave in the employment context.
- **Race.** Refers to the protected characteristic of race. It refers to a group of people defined by their race, colour, and nationality (including citizenship) ethnic or national origins.
- **Religion and belief.** Religion refers to any religion, including a lack of religion. Belief refers to any religious or philosophical belief and includes a lack of belief. Generally, a belief should affect your life choices or the way you live for it to be included in the definition.
- **Sex.** A man or a woman.
- **Sexual orientation.** Whether a person's sexual attraction is towards their own sex, the opposite sex or to both sexes.

2.2. The EqIA has considered potential impacts on all protected characteristic groupings at all stages and throughout all policy assessments, and the results have influenced the final form of policies in the submitted LPR.

### 3. AIMS of the LPR

3.1. The purpose of the planning system is to contribute to the achievement of sustainable development which is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The planning system should be plan-led with concise and up-to-date development plans. The West Berkshire LPR is an important part of the development plan. It identifies the development that is required to meet local needs until 2039. It sets out the strategy for distributing development within the district and the policies for protecting, conserving and enhancing the natural and built environment. It helps local people in West Berkshire achieve sustainable development.

#### OBJECTIVES

3.2. The West Berkshire LPR will help people in West Berkshire to achieve sustainable development. It will provide a framework for the future of the area to meet local needs until 2039 and sets out a strategy for distributing development within the district.

#### OUTCOMES

3.3. Planning applications must be decided in accordance with the development plan, unless relevant considerations indicate otherwise. The LPR outcomes are:

##### Climate Change

3.3.1. To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.

##### Housing

3.3.2. To ensure that the identified housing need will be met across the District up to the end of the plan period.

##### Sustainable and Quality Development

3.3.3. To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

##### Economy

3.3.4. To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities.

##### Town Centres

3.3.5. To enhance the vitality and viability of town, district and local centres in West Berkshire as places for shopping, leisure, business and community activities.

**Culture**

3.3.6. Together with partners, to develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.

**Heritage –**

3.3.7. To conserve and enhance the local distinctive character, identity, significance and special interest of the built, historic and natural environment in West Berkshire's towns, villages and countryside.

**AONB**

3.3.8. Together with partners, to continue to conserve and enhance the North Wessex Downs AONB, with appropriate landscape-led development delivering wider environmental, economic and social benefits.

**Green Infrastructure and Healthy Living**

3.3.9. To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.

**Transport**

3.3.10. To make provision for transport networks that support sustainable growth in West Berkshire and to promote low emission transport choices.

**Infrastructure**

3.3.11. To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.

**4. Benefits**

4.1. The LPR will deliver a range of beneficial social, environmental and economic outcomes. The LPR will have a positive impact on all people with protected characteristics through the delivery of housing (including affordable housing) and employment; improved transport and accessibility; and the provision of improved, and safe access to, open space, recreational, health, education, leisure, community and faith facilities and services. This is expanded on in table 1 below.



Table 1  
Summary EqIA of Submission Local Plan Review

Group Affected	What might the effect be?	Information to support this
AGE	POSITIVE IMPACT	<p>West Berkshire has 30% more over 65's than the national average and this is projected to increase. Older people can have specific housing needs including adaptations in the home. Policies in the Plan that help to deliver well designed housing and more specialist housing will be of particular benefit for older people. (SP1, SP2, SP3, SP5, SP6, SP7, SP12, SP13, SP14, SP15, SP16, SP17, SP18, SP19, DM1, DM3, DM4, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM27, DM28, DM29, DM30, DM31, DM39, DM40, DM41)</p> <p>The Plan will promote the delivery of sustainable and alternative modes of transport which will improve access for everyone. However, many people are particularly disadvantaged by poor access to facilities and buildings such as the elderly, disabled people and pregnant women. This policy will therefore be particularly beneficial for older people who may have reduced mobility. (SP23, DM44, DM45)</p> <p>Data shows that 11.2% of people aged 16-24 were unemployed in the UK in the three months to December 2021, the highest of any age group. Between 1992 and 2021, older age groups have had lower unemployment rates, and 16-24 year olds have consistently had the highest unemployment rate. People aged 16-24 are therefore well placed to benefit positively from additional employment opportunities created in the district as a result of the Local Plan.</p> <p>Source: ONS, A06 SA: Educational status and labour market status for people aged from 16 to 24 (seasonally adjusted). (SP20, SP21, DM32, DM34, DM35, DM36, DM37, DM38, DM39, DM41)</p> <p>The Plan aims to secure a sufficient supply of housing to meet the needs of existing and future households. New housing is more likely to benefit younger people as they are less</p>

Group Affected	What might the effect be?	Information to support this
		<p>likely to be homeowners. They are therefore more likely to benefit from new homes being built, as a result of the resulting downward pressure on house prices and rents. (SP12, SP18, SP19, DM1, DM4, DM16, DM17, DM18, DM19, DM20, DM21, DM22, DM23, DM24, DM25, DM30, DM31)</p> <p>The Plan will protect and deliver childcare, early years and educational facilities and infrastructure which will benefit children and young adults. (SP1, SP16, SP17, SP24, DM3, DM38)</p> <p>The Plan seeks to protect and improve open spaces, sport and recreational facilities which will benefit children and younger people, as well as older people with higher health-related needs. (SP7, SP8, SP10, DM3, DM40)</p>
DISABILITY	POSITIVE IMPACT	<p>Data shows that in West Berkshire, 13.2% of the population has a long-term health problem or disability. This is lower than the rest of the South East (15.7%) and England as a whole (17.6%). Nonetheless, it equates to 16,002 people and this figure is projected to rise by an additional 6,300 people by 2036. There is a direct correlation between people living with a health problem or disability and age, as a higher proportion of older people have a disability or health problem. Policies in the Plan that help to deliver well designed housing and more specialist housing will therefore be of particular benefit for people living with a long term health problem or disability. Source: West Berkshire Affordable Housing Report 2020</p> <p>(SP1, SP2, SP3, SP6, SP7, SP10, SP13, SP14, SP15, SP16, SP17, SP18, SP19, SP20, SP21, SP22, SP23, SP24, DM3, DM4, DM5, DM16, DM17, DM18, DM19, 20, DM21, DM22, DM23, DM24)</p>

Group Affected	What might the effect be?	Information to support this
		<p>Data also shows that people with a long term health problem or disability are more likely to live in social rented housing or be outright owner occupiers. The lowest incomes are found in the social rented sector and therefore people with a disability are likely to be relatively disadvantaged compared to the rest of the population in terms of income and access to the housing market. The need for affordable housing is therefore higher for people with long term health problems and disabilities. The policies within the LPR will deliver additional affordable housing and housing for specialised needs, and will ensure that new development is well designed, which will be of particular benefit for people with disabilities.</p> <p>Source: West Berkshire Affordable Housing Report 2020 (SP7, SP18, SP19, SP24, DM3, DM6, DM7, DM8)</p> <p>The Plan will promote the delivery of sustainable and alternative modes of transport which will improve access for everyone. However, many people are particularly disadvantaged by poor access to facilities and buildings such as the elderly, disabled people and pregnant women. This policy will therefore be particularly beneficial for older people who may have reduced mobility. (SP1, SP3, SP7, SP23, DM42, DM45)</p> <p>The Local Plan will safeguard and provide new community, open space and play, and health facilities and services which will be of benefit to disabled people and people with a long term health problem. (SP7, SP8, SP10, SP24, DM3, DM40)</p>
GENDER REASSIGNMENT	POSITIVE IMPACT	Data from the Office for National Statistics (ONS) shows that one in four trans people (28%) experience crime in the year ending March 2020, compared with 14% of people whose gender identity is the same as the sex they were registered at birth.

Group Affected	What might the effect be?	Information to support this
		<p>The LPR seeks to deliver well designed development that reduces crime and improves safety. This should therefore have a particularly positive benefit for people who are more likely to be victims of crime, including people with this protected characteristic.</p> <p>Source: Office for National Statistics Crime in England and Wales: Quarterly Data Tables (SP1, SP2, SP3, SP7, DM3, DM40, DM41, DM42)</p>
MARRIAGE AND CIVIL PARTNERSHIP	NEUTRAL IMPACT	<p>The LPR sets out the distribution of development and is written positively with no differential impact on people with this protected characteristic.</p>
PREGNANCY AND MATERNITY	POSITIVE IMPACT	<p>The Local Plan will safeguard and provide new community and health facilities and services which will be of benefit to pregnant people and people with children.</p> <p>(SP7, SP8, SP10, SP18, SP19, SP22, SP24, DM3, DM16, DM17, DM30, DM31, DM39, DM40, DM41, DM42, DM45)</p>
RACE	POSITIVE IMPACT	<p>As of the 2011 census, in West Berkshire 94.8% of the population is white, 2.5% Asian, 1.6% mixed, 0.9% black and 0.9% other ethnic group.</p> <p>Data shows that people from black, Asian and minority ethnic communities are typically in higher need of affordable housing. The LPR policies will deliver additional affordable housing which will benefit all races but will be of particular benefit for people from black, Asian people and minority ethnic communities.</p> <p>(SP12, SP13, SP14, SP15, SP18, SP19, DM3, DM4, DM16, DM17, DM18, DM19)</p> <p>White people notably have the lowest unemployment rate (as of quarter 4, 2021) at 3.5% compared to higher rates for Black people (8.6%), Pakistani people (10.2%), Bangladeshi people (9.4%), Chinese people (7.6%), Indian people (4.4%) and people with mixed ethnicity (7.6%).</p> <p>Source: Office for National Statistics, Labour market status by ethnicity (not seasonally adjusted).</p> <p>(SP20, SP21, SP22, SP23, DM32, DM34, DM35, DM36, DM37)</p>

Group Affected	What might the effect be?	Information to support this
		<p>Black, Asian and minority ethnic groups are therefore well placed to benefit positively from additional employment opportunities created in the district as a result of the LPR.</p> <p>Data shows that white people were the least likely to have experienced crime while people of mixed or multiple ethnic backgrounds and those of Asian ethnic backgrounds were more likely to be victims of crime. Source: Office for National Statistics Crime in England and Wales: Quarterly Data Tables.</p> <p>The LPR seeks to deliver well designed safe development. This should therefore have a particularly positive benefit for black, Asian and minority ethnic people who are more likely to be victims of crime. (SP7, DM3, DM41)</p> <p>The LPR will safeguard and provide additional pitches for Gypsies and Travellers which will be of benefit to this racial group. (RSA24, RSA25, DM20)</p>
RELIGION OR BELIEF	POSITIVE IMPACT	<p>As of the 2011 census, in West Berkshire 97,896 people (or 64%) are Christian, 41,042 people (or 26.7%) have no religion, 495 people (or 0.3%) are Buddhist, 1,106 (or 0.7%) are Hindu, 212 (or 0.1%) are Jewish, 1,218 (or 0.8%) are Muslim, 236 (or 0.2%) are Sikh, and 607 people (or 0.4%) have another religion.</p> <p>The LPR will safeguard faith facilities, which will be of benefit to people with this protected characteristic. (SP24, DM3, DM39, DM41)</p>



Group Affected	What might the effect be?	Information to support this
SEX	POSITIVE IMPACT	<p>Data shows that women are at a higher risk from crime / are more likely to be victims of crime. The Local Plan seeks to deliver well designed safe development. This will have a particular positive benefit for women who are at greater risk from crime.</p> <p>Source: Office for National Statistics Crime in England and Wales: Quarterly Data Tables. (SP1, SP3, SP12, SP18, SP19, SP22, SP23, SP24, DM3, DM39, DM41)</p>
SEXUAL ORIENTATION	POSITIVE IMPACT	<p>Data shows that heterosexual people were less likely to have experienced a crime than those who identified as gay, lesbian or bi sexual. The LPR seeks to deliver well designed and safe development. This will be of particularly benefit to LGBTQIA+ people who are more likely to be victims of crime than heterosexual people.</p> <p>Source: Office for National Statistics Crime in England and Wales: Quarterly Data Tables. (SP1, SP3, SP12, SP18, SP19, SP22, SP23, SP24, DM3, DM39, DM41)</p>

## 5. FUTHER COMMENTS

5.1. No issues were raised in relation to people with protected characteristics in response to the revised Statement of Community Involvement consultation.

5.2. Everyone on the planning policy consultation database was consulted on the Regulation 18 Local Plan Review. This database includes some groups and bodies that represent different groups including, for example, the West Berkshire Disability Alliance, and the National Federation of Gypsy Liaison Groups. No comments relating specifically to groups with protected characteristics were received in response to the Regulation 18 consultation.

5.3. There is no evidence that the LPR will have a negative impact on people with protected characteristics. Nonetheless, the Council will monitor this throughout the delivery of the LPR and consider further action if any negative impacts are identified. This will be highlighted in the Annual Monitoring Reports into the Local Plan Review.

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## Consultation Statement for the Proposed Submission West Berkshire Local Plan Review 2022-2039

December 2022

### Introduction

This statement has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012<sup>1</sup> (the 2012 Regulations) Regulation 19). This Regulation sets out the documents that must be submitted to the Secretary of State alongside the Local Plan Review (LPR). Amongst these are a statement setting out:

With regard to the preparation of the Local Plan (Regulation 19)

- Which bodies and persons have been invited to have involvement in the preparation of the plan;
- How these bodies and persons were invited to make their representations;
- A summary of the main issues raised; and
- How those main issues have been taken into account in the Proposed Submission LPR.

### Statement of Community Involvement (SCI)

A key part of the plan preparation process is involving the local community and stakeholders. The Council's revised Statement of Community Involvement (SCI)<sup>2</sup> was adopted in January 2020.

The SCI sets out the Council's policy, and standards it will seek to achieve, to ensure meaningful and effective consultation, engagement and involvement of consultees, stakeholders and other interested members of the community in the preparation of documents that make up the Local Plan and in the consideration of planning applications that are determined by the Council. All consultations on the LPR have been carried out in accordance with the details set out in the SCI.

### Bodies and Persons Consulted

Opportunities for statutory bodies, other organisations and local residents and businesses to be involved in the preparation of the Local Plan is provided by Regulation 18 of the 2012 Regulations.

Regulation 18 (2) (a) specifies that 'specific consultation bodies' that the Council consider may have an interest in the context of the Local Plan should

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<sup>1</sup> Town and Country Planning (Local Planning) (England) Regulations 2012:

<http://www.legislation.gov.uk/ukxi/2012/767/contents/made>

<sup>2</sup> Statement of Community Involvement: <https://info.westberks.gov.uk/localplan>

be notified of its intended preparation and invited to make representations on what it ought to contain. The 'specific consultation bodies' that were notified and invited to make comment on the LPR are as set out in Appendix A of the SCI. These bodies are all included on the Council's Planning Policy consultation database.

Regulation 18 (2) (b) specifies that other 'general consultation bodies' that the Council considers appropriate be notified of the subject of a Local Plan and invited to make representations on what it ought to contain. These are defined in Regulation 2 (1) of the 2012 Regulations as:

- Voluntary bodies some or all of whose activities benefit any part of West Berkshire;
- Bodies representing the interests of different racial, ethnic or national groups in West Berkshire;
- Bodies representing the interests of different religious groups in West Berkshire;
- Bodies representing the interests of disabled persons in West Berkshire;
- Bodies representing the interests of business in West Berkshire.

The various 'general consultation bodies' consulted on the LPR are also listed in Appendix A of the SCI.

Regulation 18 (2) (c) requires the Council to consider which residents and persons carrying on business in the District are appropriate to be notified of the subject of the LPR and invited to make representations on what it ought to contain. The Council's Planning Policy consultation database contains a list of all those individuals who have expressed an interest and/or made comment during plan preparation. Each individual has been notified of subsequent consultations. There are approximately 1500 "active"<sup>3</sup> individuals, organisations and businesses on the Planning Policy consultation database.

Bodies and persons on the Planning Policy consultation database have been notified and invited to comment on draft documents published at particular stages of plan preparation – as detailed in subsequent sections. The method of notification has primarily been by email or letter when no email address is available. Copies of documents have not been provided as a matter of course but the notification has advised:

- Where documents can be viewed and downloaded from the Council's website;
- Where paper copies of documents can be viewed; and
- Email, telephone and postal contact details to obtain further information.

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<sup>3</sup> "active" consultees are those who have confirmed that they wish to be kept in contact regarding the plan making process since 2017 when the Planning Policy consultation database was last reviewed.

## **Consultation on the preparation of the Local Plan Review (LPR)**

### **Summary**

The review of the Local Plan started in 2018 and included public consultation on the scope and content of the LPR, a second round of consultation in November/December 2018 and then consultation on the Emerging Draft LPR in December 2020/February 2021.

In addition, preparation of the LPR has been informed by engagement under the Duty to Co-operate (DtC) that has been undertaken with other local authorities and bodies throughout the plan preparation period to date. A complete record of engagement under the DtC is given in the separate Statement of Compliance on the Duty to Cooperate (The DtC Statement) which will be published alongside the Proposed Submission LPR.

### **Scope and content of the LPR**

Between 12<sup>th</sup> February and 26<sup>th</sup> March 2018 the Council invited comments from the public on the proposed scope and content of the LPR by publishing a Local Plan Review Scoping Report. Comments were also invited on the accompanying Sustainability Appraisal (SA) Scoping Report. All of the bodies and persons included on the Planning Policy consultation database were notified by email or letter and invited to comment. The notification letter is attached in Appendix A. The consultation documents were published on the Council's website and were also available to view at the Council's Market Street offices in Newbury.

In all, there were 81 respondents to the consultation with some respondents commenting on all questions and others only commenting on those questions of specific interest to them. The detailed feedback received and information on the next steps the Council would take are contained within the LPR Scoping Report Consultation Statement which is included in Appendix B.

### **Regulation 18 Consultation**

The Council undertook a second round of consultation between 9<sup>th</sup> November and 21<sup>st</sup> December 2018 seeking views on its proposed:

- Vision for the Local Plan Review
- Revision of the existing spatial areas
- Methodology for reviewing the existing settlement hierarchy
- Criteria for the settlement boundary review
- Update of the assessment of existing Local Plan policies



This took into account revised national policy as set out in the revised National Planning Policy Framework that was published in July 2018 and the revisions made to parts of the National Planning Policy Guidance.

All of the bodies and persons included on the Planning Policy consultation database were notified by email or letter and invited to comment. The consultation document was published on the Council’s website and was available to view at the Council’s offices in Market Street, Newbury. The notification letter is attached in Appendix C

In all there were 123 respondents to the consultation with some commenting on all questions and others only commenting on those questions of specific interest to them. There were 438 comments made in total. A consultation statement was published in June 2019 setting out the feedback received and the next steps the Council would follow and this is set out in Appendix D.

### Emerging Draft LPR

In December 2020 the Council published the emerging draft version of the LPR for public consultation from 11<sup>th</sup> December 2020 to 5<sup>th</sup> February 2021. All of the bodies and persons included on the Planning Policy consultation database were notified by email or letter and invited to comment. The notification letter is attached in Appendix E. The consultation document was published on the Council’s website and was also available to view at the Council’s offices in Market Street, Newbury.

Individual Responses were received from over 700 organisations and individuals making a total of 2265 separate comments. The detailed feedback received is contained in Appendices F-J.

The main changes made to the LPR as a result of the consultation on the Emerging Draft LPR are set out in the table below. Where relevant, these include amendments as a result of changes to the evidence base and updated national guidance. Other changes have also been made to the LPR since the Emerging Draft version was published, but where these relate to matters of clarification, editorial changes or factual changes they are not listed below.

<b>Emerging Draft LPR Policy/Section</b>	<b>No of responses</b>	<b>Comments on substantive issues raised and changes made</b>
Introduction & Background	37	Detailed issues only which are picked up in Appendix F
Context	16	Detailed issues only which are picked up in Appendix F
Vision	28	Detailed issues only which are picked up in Appendix F
Strategic Objectives	31	Housing Objective amended to ensure that the LPR delivers on the vision of prioritising the delivery of housing of different types, sizes and tenures to meet local needs.

<b>Development Strategy: Our place based approach</b>		
Background	18	Detailed issues only which are picked up in Appendix G
Spatial Areas	17	Some objections to the combining of The Eastern Area and the Eastern Urban Area. In strategic planning terms the existing Eastern Area is now very small and is very difficult to plan for in isolation. This has since created challenges in delivery. In reality, combining the two existing spatial areas is more practical and gives the Council more flexibility in strategic planning terms.
SP1 Spatial Strategy	75	Amendment to the reference to neighbourhood plans to reflect the position of sites being allocated in 'some' NPAs. Main changes reflect Policy SP20 and new SP22 Town and District Centres. A significant addition to the policy refers to the rural economy, Rural Service Centres and Service Villages. The reference to new allocations within the Cold Ash NDP has been deleted, as well as allocations for Tilehurst and Burghfield and in the North Wessex Downs AONB NPAs following comments from Parish Councils. Reference made to the addition of a new DM policy relating to the separation of settlements around Newbury and Thatcham.
SP2 North Wessex Downs AONB	39	Detailed issues only which are picked up in Appendix G
SP3 Settlement hierarchy	50	Amendments to the policy and supporting text have addressed consultee comments associated with infill or changes of use in Rural Service Centres and Service Villages (through the deletion of the reference to 'other development' and 'other minor development'). The supporting text was updated in relation to AWE.
SP4 AWE	21	The policy has been extensively reworded based on Emergency Planning's comments
<b>Our environment &amp; surroundings</b>		
SP5 Responding to Climate Change	43	Detailed issues only which are picked up in Appendix G
SP6 Flood Risk	28	The policy has been strengthened to include reference to Natural Flood Management (NFM). The Environment Agency also identified that some of the sites which are proposed for allocation would need to be subject to a Level 2 Strategic Flood Risk Assessment. This has now taken place.
SP7 Design Principles	32	The policy has been amended to clarify that the National Design Guide provides the framework for the policy. Further detail is then provided in the supporting text.
SP8 Landscape Character	24	Comments that the policy needed to be revised to distinguish between the hierarchy of international, national and locally designated sites (as per paragraph 171 of the NPPF) and identify those landscapes that are valued (as per paragraph 170). There is no definition of 'valued landscape' in the NPPF and the Council has adopted an evidence based approach. Policy slightly amended for clarity.

SP9 Historic Environment	24	Amendments have been made to the policy to more accurately reflect the wider proactive strategy the Council is adopting towards the conservation and enjoyment of the historic environment. The supporting text has been clarified to set out the programme of CAAs the Council intends to undertake. The policy has been amended to more accurately reflect the 'balanced judgement' approach to non-designated heritage assets as set out in the NPPF. Policy has also been amended to include enabling development which was originally contained as part of DC1.
SP10 Green Infrastructure	34	The definition of GI has been clarified. The policy has been updated to refer to the Green Infrastructure Framework currently being produced by Natural England. The policy has been strengthened with regard to long term maintenance requirements for major applications. Policy also strengthened in relation to PROW.
SP11 Biodiversity and geodiversity	34	A number of amendments have been made to the LPR in order to strengthen the policy protection to the water environment within the District. With regards to the hierarchy of sites, the policy and supporting text have been updated to better reflect paragraph 175 of the NPPF. With regards to the mitigation hierarchy the policy has amended to better reflect paragraph 179 of the NPPF. Reflecting its passage into the Environment Act 2021, Biodiversity Net Gain, has been moved to the start of the policy. The supporting text gives further information and clarifies that net gain has to be measurable against the recognised biodiversity accounting metric. Clarification is now provided on the type of assessment that should support a planning application. The supporting text has been amended to provide more detail on SACs in and outside the District and also amended in respect of nutrient neutrality to make clear the Council's approach is set out in Policy DM6 and that a more detailed Supplementary Planning Document will be produced.
Delivering housing		
SP12 Approach to Housing Delivery	83	<p>A number of planning agents, on behalf of landowners or developers have argued for a higher housing requirement, raising the issues of meeting Reading's need, increasing delivery of affordable homes and supporting economic growth. Some agents questioned the use of a range for the housing requirement and felt the upper end should be a minimum figure.</p> <p>On the supply side the main issues raised were the over-reliance on large strategic sites which can be slow to deliver and the size of the windfall allowance, with agents generally arguing that it was too high and individuals and local and parish councils feeling it was not high enough.</p> <p>It is not considered that a change in approach is required. The NPPF expects authorities to follow the standard method to assess need, and it is considered that a housing requirement that is slightly higher than the LHN, demonstrating that the assessed need can be met, is appropriate. The use of a range</p>

		<p>to express the requirement introduces some flexibility.</p> <p>With regard to housing land supply, the Council approach is for a mix of sites, the strategic sites which can delivering infrastructure, facilities and significant numbers of affordable homes and a larger number of medium and smaller sites (including brownfield sites within settlement boundaries) that can deliver housing sooner. The windfall allowance is considered appropriate; it is a modest one based on past delivery on small sites. This also introduces some flexibility. Though the Council needs to be able to demonstrate that the housing requirement can be met in a plan- led fashion rather than relying on brownfield land to come forward at the appropriate time, larger sites within settlement boundaries that do come forward will further boost supply.</p> <p>The policy has been updated to take account of the 2022 Local Housing Need and the updated housing supply position.</p>
SP13 Sites allocated for residential and mixed-use development in Newbury and Thatcham	56	<p>Some of the sites proposed for allocation in the emerging draft LPR have been removed due to changing circumstance such as revised national guidance on ancient woodland, concerns around deliverability, and the decision not to allocate sites within settlement boundaries.</p>
SP14 Sites allocated for residential development in Eastern Area	41	<p>The supporting text has been updated to recognise that if the DEPZ around AWE is reviewed and the emergency planning arrangements reviewed, then future reviews of the Local Plan will consider if a strategic allocation in the Grazeley area would be suitable.</p> <p>Some of the sites proposed for allocation in the emerging draft LPR have been removed, due to development of sites being rolled forward from the current Local Plan being at an advanced stage of construction, and also because of the AWE Burghfield DEPZ. The development potential for two of the allocations has also been reduced following the completion of landscape sensitivity and capacity assessment.</p>
SP15 Sites allocated for residential development in North Wessex Downs AONB	32	<p>Some of the sites proposed for allocation in the emerging draft LPR have been removed due to development of sites being rolled forward from the current Local Plan being at an advanced stage of construction.</p>
SP16 Sandleford strategic site allocation	40	<p>Concern about the number of dwellings and the impact on the countryside, local roads and services in general. Warren Rd of particular concern. Lack of infrastructure provision to cope with housing. The landscape is highly valued and the site and woodlands are considered to have high ecological value and should not be developed</p>
SP17 North East Thatcham Strategic Site Allocation	446	<p>In response to the large number of objections to this site covering a range of issues important to local people, but largely around the environmental impact of the proposal and the impact on local infrastructure, the Council has taken the</p>

		decision to reduce the number of dwellings on the site and to allocate it for 1500 dwellings for delivery over the plan period. This still enables a strategic level of development which can provide onsite community facilities. It is noted, that compared to a higher number of dwellings, this option may not deliver all of the education provision originally envisaged on the site, or the additional improvements to community infrastructure within Thatcham.
SP18 Housing type and mix	13	Comments received that NDPs should be able to set a different housing mix requirement locally. Flexibility has been introduced into the Policy where developments will be expected to reflect this mix, however, rigid application of these requirements may not be appropriate in all cases.  The Policy has been amended to require all new dwellings to meet the higher accessibility standards under Part M4 (2) of the Building Regulations.
SP19 Affordable Housing	30	Reference to affordable housing remaining at an affordable price for future generations of eligible households has been included in the final paragraph of the Policy and explained in more detail in the supporting text. The tenure split in the proposed policy has been amended to reflect the requirement to deliver First Homes. Policy has been amended to acknowledge the different circumstances relating to affordable housing provision on proposed C2 residential care developments and their specific operational characteristics. Additional text added at end of supporting text of Policy SP19 to also show specific support for affordable community led housing schemes.
<b>Fostering economic growth &amp; supporting local communities</b>		
SP20 Strategic approach to economic development and hierarchy of centres	35	Policy redrafted to take into account updated evidence (taking account of Covid and Brexit) and to reflect NPPF requirements. In addition, the text relating to town centres has been removed and a new standalone policy created to address town and district centres - Proposed Submission LPR Policy SP22.
SP21 Sites allocated for economic development	92	Policy amended to reflect new site allocations and DEAs. Some Reg. 18 sites had to be removed due to their location within the DEPZ and landscape impact. New allocations are set out within SP21 to assist in meeting the updated identified need for industrial land (ELR, 2022). As a result of identifying site allocations, and to guide future development on the allocated site, each site has a new site specific policy Policy ESA 1-6.
SP22 Transport	27	Detailed issues only which are picked up in Appendix G
SP23 Infrastructure requirements and delivery	12	Detailed issues only which are picked up in Appendix G. Appendix 5 of the Emerging Draft LPR has been deleted.
<b>Sites allocated for residential development</b>		
RSA1 The Kennet	14	The allocation has been removed due to flood risk. As the site



Centre, Newbury		lies within the settlement boundary there is already a presumption in favour of development as set out in Policy SP1.
RSA2 Land north of Newbury College, Monks Lane, Newbury	5	The policy now requires that an integrated water supply and drainage strategy is provided in advance of development.
RSA3 Land at Bath Road, Speen, Newbury	5	The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. To reflect the fact that the site lies within the Nutrient Neutrality Zone for the River Lambourn SAC a Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged. Mineral Safeguarding Area so criterion added requiring consideration of Policy 9 of the MWLP.
RSA4 Land at Coley Farm, Stoney Lane, Newbury	9	The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. A Construction and Operations Management Plan (COMP) required to safeguard the oil pipeline running through the site. Mineral Safeguarding Area so criterion added requiring consideration of Policy 9 of the MWLP.
RSA5: Land adjoining New Road, Newbury	7	The allocation has been removed due to the adverse impact on the surrounding Ancient Woodland.
RSA6 Land off Greenham Road and New Road, South East Newbury	5	The site is currently allocated in the Housing Site Allocations DPD which forms part of the existing Local Plan. It is acknowledged that two of the parcels of land which make up the site have now been built out and so these will be removed from the LPR. The allocation is however being retained across the remaining part of the site that has not yet been built out. The policy has been amended accordingly.
RSA7 Land at Lower Way, Thatcham	7	Policy strengthened to address concerns about potential adverse impacts on the Kennet and Lambourn Floodplain SAC and Thatcham Reedbeds SSSI. The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. Mineral Safeguarding Area so criterion added requiring consideration of Policy 9 of the MWLP.
RSA8 Land at Poplar Farm, Cold Ash	4	The allocation has been removed because it is not considered deliverable at this time.
RSA9 St Gabriel's Farm, The Ridge, Cold Ash	3	The allocation has been removed because development on the site is under construction.
RSA10 Stoneham's Farm, Long Lane, Tilehurst - Site A	4	The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. Mineral Safeguarding Area so criterion added requiring consideration of Policy 9 of the MWLP. Addition of buffer of at

		least 15m to the ancient woodland. Allocation boundary revised to exclude part of the landscape buffer to the north for clarity.
RSA11 Stoneham's Farm, Tilehurst - Site B	4	The allocation has been removed because development on the site is under construction.
RSA12 72 Purley Rise, Purley on Thames	5	The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. A large part of the site is not considered appropriate for development this is reflected in the amount of the site allocated as required landscape buffer. In the interests of clarity, the Council has adjusted the boundary of the allocated site to remove the landscape buffer.
RSA13 Land adjacent to Junction 12 of M4, Bath Road, Calcot	4	The allocation has been removed because development on the site is under construction.
RSA14 Land adjacent to Bath Road and Dorking Way, Calcot	3	The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. Mineral Safeguarding Area so criterion added requiring consideration of Policy 9 of the MWLP.
RSA15 Land between A340 and The Green, Theale	5	The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. A Construction and Operations Management Plan (COMP) required to safeguard the oil pipeline running through the site. Mineral Safeguarding Area so criterion added requiring consideration of Policy 9 of the MWLP. Ecological Impact Assessment now required. Policy also makes clear that the required landscape buffer in the western part of the site will be retained outside of the settlement boundary for Theale.
RSA16 Whitehart Meadow, Theale	25	Following landscape evidence, which was obtained in part due to comments from the AONB and Natural England, the housing number has been amended from 100 to 40. The policy includes a list of criteria, and includes specific criterion to limit the impact on the landscape. Criteria added in relation to buffer to watercourse and need for FRA; a detailed water supply strategy; an ecological assessment; and provision of walking and cycling routes. Since the consultation on the emerging draft LPR, other detailed criteria have also been included in the policy to guide the development.
RSA17 Former Theale Sewage Treatment Works, Theale	23	Following landscape evidence, which was obtained in part due to comments from the AONB and Natural England, the housing number has been amended from 70 to 60. The policy includes a list of criteria, and includes specific criterion to limit the impact on the landscape. Criteria added in relation to buffer to watercourse and need for FRA; a detailed water supply strategy; and an ecological assessment. Since the consultation on the emerging draft LPR, other detailed criteria have been included in the policy to guide the development.
RSA18 Land	8	The policy now requires that an integrated water supply and

adjoining Pondhouse Farm, Clayhill Road, Burghfield Common		drainage strategy is provided in advance of development. Further clarification given to the buffer zone to the watercourse and also buffer to Ancient Woodland, Policy strengthened to clarify the requirements in relation to footpath and cycle links.
RSA19 Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common	7	The allocation has been removed due to objections from Emergency Planning on grounds of public safety.
RSA20 Land north of A4 Bath Road, Woolhampton	6	The policy has been amended to require an archaeological desk based assessment. The policy now requires that an integrated water supply and drainage strategy is provided in advance of development.
RSA21 Land east of Salisbury Road, Hungerford	4	The allocation has been removed because development on the site is under construction.
RSA22 Land adjoining Lynch Lane, Lambourn	10	The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works. To reflect the fact that the site lies within the Nutrient Neutrality Zone for the River Lambourn SAC a Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged
RSA23 Land at Newbury Road, Lambourn	7	The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. The policy also includes a criterion to reflect the fact that the site lies within the Nutrient Neutrality Zone for the River Lambourn SAC.
RSA24 Land off Stretton Close, Bradfield Southend	2	The allocation has been removed because development on the site is under construction.
RSA25 Land North of Southend Road, Bradfield Southend	11	The housing number has been amended to 20 based on reassessing the development potential, landscape impact and relationship with the adjacent housing site. Since the consultation on the emerging draft LPR, detailed criteria have been included in the policy to guide the development.
RSA26 Land at Chieveley Glebe, Chieveley	20	The policy now requires the development design and layout to be further informed by a Heritage Impact Assessment. Since the consultation on the emerging draft LPR, detailed criteria have been included in the policy to guide the development.
RSA27 Pirbright	7	The policy now requires that an integrated water supply and

<p>Institute Site, Compton</p>		<p>drainage strategy is provided in advance of development. Policy amended to make clear the former east/west public footpath through the site should be reinstated and the adjacent line of trees and remnants of the hedgerow should be retained. If feasible, access for residents to Compton Primary School and/or The Ilsleys Primary School should also be provided.</p>
<p>RSA28 Land west of Spring Meadows, Great Shefford</p>	<p style="text-align: center;">9</p>	<p>The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. Since the consultation on the emerging draft LPR, detailed criteria have been included in the policy to guide the development.</p>
<p>RSA29 Land off Charlotte Close, Hermitage</p>	<p style="text-align: center;">9</p>	<p>The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. Green infrastructure requirements clarified to adopt a more strategic approach to the provision of GI in conjunction with the two other allocations in this part of Hermitage. Development design now seeks opportunities to open up the culvert and contribute to biodiversity net gain. Strengthened requirements in relation to foot and cyclepath linkages. To reflect the fact that the site lies within the Nutrient Neutrality Zone for the River Lambourn SAC a Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged. Mineral Safeguarding Area so criterion added requiring consideration of Policy 9 of the MWLP.</p>
<p>RSA30 Land to the south east of the Old Farmhouse, Hermitage</p>	<p style="text-align: center;">9</p>	<p>The policy now requires that an integrated water supply and drainage strategy is provided in advance of development. Green infrastructure requirements clarified to adopt a more strategic approach to the provision of GI in conjunction with the two other allocations in this part of Hermitage. Development design now seeks opportunities to open up the culvert and contribute to biodiversity net gain. Strengthened requirements in relation to foot and cyclepath linkages. Amended to introduce some flexibility with regards to access. To reflect the fact that the site lies within the Nutrient Neutrality Zone for the River Lambourn SAC a Habitats Regulations Assessment will be required to accompany any future planning application. This will be supported by an appropriate Nutrient Neutrality Assessment and Mitigation Assessment. Mitigation required will need to be operational and in place prior to any nutrient pollution being discharged. Mineral Safeguarding Area so criterion added requiring consideration of Policy 9 of the MWLP.</p>
<p>RSA31 Land adjoining The Haven, Kintbury</p>	<p style="text-align: center;">20</p>	<p>Detailed issues only which are picked up in Appendix H</p>
<p>RSA32 New Stocks Farm, Paices Hill,</p>	<p style="text-align: center;">5</p>	<p>Detailed issues only which are picked up in Appendix H</p>

Aldermaston		
RSA33 Long Copse Farm, Enborne	5	A large part of the site is not considered appropriate for development which is reflected in the amount of the site allocated as required landscape buffer. In the interests of clarity, the Council has adjusted boundary of the allocated site to remove the landscape buffer. Policy also amended to require an ecological impact assessment, to clarify the criterion on the buffer to the Ancient Woodland to be informed by an assessment, and to be considerate of the M+WLP.
<b>Development Management Policies</b>		
All DC policies amended to DM policies for the Proposed Submission LPR		
DC1 Development in the countryside	21	Policy has been amended to cover residential development in the countryside only. This is in the interests of clarity. Proposed Submission LPR Policy DM35 will set out the Council's approach to sustaining a prosperous rural economy. Policy SP1 has been amended to highlight the principle that proposals to strengthen and diversify the rural economy will be encouraged.
DC2 Health and wellbeing	13	Detailed issues only which are picked up in Appendix I
DC3 Building Sustainable Homes and Businesses	30	Detailed issues only which are picked up in Appendix I
DC4 Environmental nuisance and pollution control	10	Detailed issues only which are picked up in Appendix I
DC5 Water quality	9	Policy amended to require proposals which are not connecting to the sewer network and which are within 500 metres of a SSSI to carry out an assessment. Policy amended to require proposals for built development to be at least ten metres away from the top of the bank of the nearest watercourse or main river providing or retaining a natural or semi-natural habitat buffer. Supporting text has been included to provide further information and justification. Policy amended so that special regard is given to the River Kennet and River Lambourn to support the improvement of their status and overall health. Supporting text has been amended in relation to Sustainable Drainage Systems to ensure that the policy is consistent with paragraphs 174 and 183 of the NPPF. Policy has been amended to clarify that proposals within the hydrological catchment of the River Lambourn SAC or River Test will be required to demonstrate nutrient neutrality.
DC6 Water resources	11	The title of the policy has been amended to include 'wastewater' to provide greater clarity. The supporting text has been strengthened to provide the justification for the higher water efficiency standard. Policy amended to highlight that where upgrades to water supply and waste water networks are required, consideration should be given to the phasing of development. Such as change will ensure that the policy has



		greater regard to paragraph 174 (criteria 3) of the NPPF.
DC7 Air Quality	7	The supporting text has been amended regarding the impact that green infrastructure can have in relation to air quality. The policy has been updated to provide greater clarity and reflect Planning Practice Guidance.
DC8 Conservation Areas	11	Historic England concerned about the lack of commitment to CAAs. This has been dealt with under Policy SP9 but the supporting text of this DM policy has also been amended accordingly.
DC9 Listed Buildings	10	Detailed issues only which are picked up in Appendix I
DC10 Non-designated Heritage Assets	13	Detailed issues only which are picked up in Appendix I
DC11 Registered Parks and Gardens	12	Detailed issues only which are picked up in Appendix I
DC12 Registered Battlefields	8	Detailed issues only which are picked up in Appendix I
DC13 Assets of Archaeological Importance	7	Detailed issues only which are picked up in Appendix I
DC14 Trees, woodland and hedgerows	26	The policy has been tightened and more detail provided for ancient woodlands
DC15 Entry level exception schemes	10	New national policy has been published (Written Ministerial Statement on First Homes) which replaces paragraph 72 of the National Planning Policy Framework. Entry-level exception sites have therefore been replaced with First Homes exception sites.
DC16 Rural Exception Housing	11	Detailed issues only which are picked up in Appendix I
DC17 Self and custom build	12	The Council has proposed residential allocations in the LPR that will include an element of self-build (North East Thatcham and Purley Rise). It is not considered necessary to have site allocations specifically for self- and custom-build housing.
DC18 Specialised housing	10	Policy amended to clarify that the need implies locally identified need in the whole District. Amendments to Policy and supporting text to confirm delivery of specialist care housing as part of the mix on the strategic housing allocations in the Local Plan and from other large housing sites where feasible.
DC19 Gypsies, Travellers and Travelling Showpeople	12	Policy updated to respond to GTAA refresh 2021. Criteria added to safeguard existing authorised sites, and outline where sites could be directed to, and list of criteria updated to be consistent with other policies in terms of requirements. Reference made to the preparation of a specific DPD in the policy.

DC20 Retention of mobile home parks	6	Detailed issues only which are picked up in Appendix I
DC21 Residential use of space above shops and offices	8	Policy updated to state developments are above non-residential units, deleting 'shops'.
DC22 Housing Related to Rural Workers	9	Educational and institutional establishments have been removed from the policy, and a new policy written for such establishments in the countryside. The term 'business' has been inserted to replace 'enterprise' to be consistent with the NPPF and other LPR policies.
DC23 Conversion and/or re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use	12	The Policy has been clarified to refer to 'conversion of existing redundant and disused buildings' only. Added vehicular access to be suitable in landscape terms. Supporting text amended to strengthen approach to such development.
DC24 Replacement of Existing Dwellings in the Countryside	8	Supporting text strengthened to consider design and impact on landscape. Supporting text strengthened to consider climate resilience.
DC25 Extension of residential curtilages in the countryside	8	Insertion of specific landscape features to be maintained, to aid in conserving and enhancing local character.
DC26 Sub-division of Existing Dwellings in the Countryside	8	Criterion added to include that the proposal is not subject to a condition restricting its use to ancillary accommodation.
DC27 Residential extensions	8	Detailed issues only which are picked up in Appendix I
DC28 Residential annexes	7	Detailed issues only which are picked up in Appendix I
DC29 Residential space standards	11	Detailed issues only which are picked up in Appendix I
DC30 Residential amenity	8	Detailed issues only which are picked up in Appendix I
DC31 Designated Employment Areas	16	Policy amended to strengthen safeguarding and to more clearly reflect uses within DEAs. In addition, text relating to Theale rail-road transfer facility has been removed and a new standalone policy created for this site - Proposed Submission LPR Policy DM43.
DC32 Supporting the Rural Economy	16	Policy redrafted to better reflect the strategic aims of the approach to employment in rural areas and outside of Designated Employment Areas; in subsuming elements of deleted DC33 (PDL in the countryside), and removing reference to farm diversification which will be a new stand alone policy. Reference to 'enterprise' amended to 'business' to reflect NPPF and consistent with approach throughout the LPR. Addition of accessibility in the supporting text to reflect NPPF and in consideration of the rural nature of the District

		with opportunities to deliver environmental benefits.
DC33 Redevelopment of previously developed land in the countryside	9	The policy has been deleted. It has been amalgamated into Policy DM35 (Sustaining a Prosperous Rural Economy), which covers the redevelopment of land in the countryside for economic purposes. It was considered that a DM policy approach to the rural economy, in terms of new and redeveloped buildings would be better placed under one policy, and reduce any perceived confusion for users of the Plan.
DC34 Equestrian/racecourse industry	9	Further clarifications made in relation to the horseracing industry. Further detail provided in the supporting text with regards to the 'necessity' test. Title amended to Equestrian and Horseracing Industry
DC35 Transport infrastructure	16	Detailed issues only which are picked up in Appendix I
DC36 Parking and Travel Plans	15	An additional policy has now been created to cover Travel Planning.
DC37 Public open space	14	Detailed issues only which are picked up in Appendix I
DC38 Promotion of FTTP (fibre to the premises)	11	Policy title amended to Digital Infrastructure to reflect changing technology
DC39 Local shops, farm shops and community facilities	12	Policy redrafted to more clearly reflect the policy requirements and the uses considered.
<b>Appendices</b>		
Appendix 1 Monitoring & Delivery	2	Detailed issues only which are picked up in Appendix J
Appendix 2 Evolution of the LPR	2	Appendix to be deleted
Appendix 3 Settlement Boundary Review	37	Comments taken forward as part of the SBR
Appendix 4 AWE Policy Development Category Examples	2	Detailed issues only which are picked up in Appendix J
Appendix 5 Critical Infrastructure Schedule of the IDP	6	Appendix to be deleted
Appendix 6 Existing Designated Employment Areas	4	Detailed issues only which are picked up in Appendix J
Appendix 7 Residential Parking Zones	2	Detailed issues only which are picked up in Appendix J

Appendix 8 How policies applied in NP context	1	Detailed issues only which are picked up in Appendix J
Appendix 9 Schedule of policies to be superseded/ deleted	4	Detailed issues only which are picked up in Appendix J
Appendix 10 Glossary	2	Detailed issues only which are picked up in Appendix J

All the detailed changes made to the Emerging Draft LPR can be found in the 'Tracked Changes' document which will be published alongside the Proposed Submission LPR 2022-2039 when it is published for formal consultation on 6<sup>th</sup> January 2023.

Where changes have been made to the LPR, the SA/SEA has been reviewed to see if the outcomes of the assessments have changed. This is detailed at the appropriate place within the SA/SEA Environmental Report which will be published alongside the Proposed Submission LPR.

**Duty to Cooperate (DtC)**

Consultation overlaps with engagement and liaison under the Duty to Cooperate. Except where specifically mentioned, this Statement does not cover the Council's engagement, liaison and working with other local authorities and bodies under the Duty to Cooperate.

The DtC Statement sets out the details of the engagement and liaison carried out under this duty and will be published alongside the Proposed Submission LPR.

**Conclusion**

In the preparation of the Proposed Submission LPR the comments made as part of the earlier consultations have been taken into account and where appropriate changes have been made to the Plan.

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**West Berkshire Local Plan  
Local Plan Review Development Plan Document**

**Duty to Cooperate Statement**

**November 2022**

## Contents

<b>Section</b>	<b>Title</b>	<b>Page no</b>
1	Introduction to the Duty to Cooperate	2
2	Our Strategic Context	3
3	Preparation of the Local Plan Review	5
4	Identifying our Strategic Planning Issues	6
5	West of Berkshire Spatial Planning Framework, Expression of Interest in Garden Village and subsequent work.	8
6	Western Berkshire Statement of Common Ground	9
7	Conclusions	10
<b>Appendices</b>		
Appendix 1a	Map of strategic planning area	12
Appendix 1b	Map of Strategic Planning Partners for the North Wessex Downs AONB	13
Appendix 2	Western Berkshire Statement of Common Ground	14
Appendix 3	Glossary of bodies engaged	15
15Appendix 4	Memorandum of Understanding between the Berkshire Unitary Authorities on Strategic Planning and the “Duty to Co-operate” on Planning Matters in Berkshire	23

## 1. Introduction to the Duty to Cooperate

- 1.1 Section 110 of the Localism Act <http://www.legislation.gov.uk/ukpga/2011/20/section/110> (which amended the Planning and Compulsory Purchase Act 2004 <http://www.legislation.gov.uk/ukpga/2011/20/section/110/enacted>) 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. This duty to co-operate:
- relates to development or use of land that would have a significant impact on at least two local planning areas;
  - requires that councils set out planning policies to address such issues;
  - requires that councils and other bodies ‘engage constructively, actively and on an ongoing basis’ to develop strategic policies; and
  - requires councils to consider joint approaches to plan making.
- 1.2 The preparation of development plans are governed by the Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended) <http://www.legislation.gov.uk/uksi/2012/767/contents/made>. This sets out the list of prescribed bodies to which the duty also applies.
- 1.3 Relevant planning policy issues to be considered under the Duty to Cooperate are explained in the NPPF July 2021 (paras 24 to 27) <https://www.gov.uk/government/publications/national-planning-policy-framework--2>. (24) Local planning authorities and county councils (in two-tier areas) are under a duty to cooperate with each other, and with other prescribed bodies, on strategic matters that cross administrative boundaries.
- (25). Strategic policy-making authorities should collaborate to identify the relevant strategic matters which they need to address in their plans. They should also engage with their local communities and relevant bodies including Local Enterprise Partnerships, Local Nature Partnerships, the Marine Management Organisation, county councils, infrastructure providers, elected Mayors and combined authorities (in cases where Mayors or combined authorities do not have plan-making powers).
- (26). Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary, and whether development needs that cannot be met wholly within a particular plan area could be met elsewhere.
- (27). In order to demonstrate effective and on-going joint working, strategic policymaking authorities should prepare and maintain one or more

statements of common ground, documenting the cross-boundary matters being addressed and progress in cooperating to address these. These should be produced using the approach set out in national planning guidance, and be made publicly available throughout the plan-making process to provide transparency.

1.4 Paragraph 20 of the NPPF sets out the strategic issues where co-operation might be appropriate and this includes:

- The housing (including affordable housing) and jobs needed in the area;
- The provision of retail, leisure and other commercial development;
- The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and the provision of minerals and energy (including heat);
- The provision of health, security, community and cultural infrastructure and other local facilities; and
- Climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

1.5 The Duty to Cooperate is tested at examination whenever an Authority prepares or reviews its Local Plan. The National Planning Policy Guidance (NPPG) <https://www.gov.uk/guidance/plan-making#maintaining-effective-cooperation> makes clear that in demonstrating compliance with the duty an Authority needs to submit robust evidence of the efforts they have made to cooperate on strategic cross boundary issues. A plan will be found unsound if the Duty has not been complied with. There are two elements to this test:

- The legal requirement under Section 33A of the Planning and Compulsory Purchase Act 2004 (the Duty cannot be retrofitted)
- The NPPF soundness assessment of how effective the cooperation has been

1.6 Cooperation needs to have resulted in a positively prepared plan with an effective outcome. The Council will also need to show how it has considered joint plan-making arrangements, what decisions were reached and why.

## 2. Our Strategic Context

2.1 West Berkshire (see Appendix 1a) is a unitary authority of 704 (square kilometers) or 272 (square miles), which is located in the south east of England. Forming half of the former county of Berkshire, the District covers towns such as Newbury and Thatcham and the urban areas of Tilehurst, Purley on Thames and Calcot in the east of the District, close to

Reading. At the same time, about 90% of the District is 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 and covers 74% of the District. The District benefits from a high degree of strategic accessibility afforded by the M4 motorway and A34 and in addition, the proximity of Heathrow airport provides enhanced national and international connectivity. These locational factors, combined with high quality urban and rural areas, contribute towards making the area a popular place to live and work.

- 2.2 Outside of the main urban areas about 44% of the total population are located in the rural area, dispersed across a large number of towns, villages and smaller settlements each of which has its own identity, as well as its own specific needs and concerns. This rural dimension is very important in shaping the character of West Berkshire, its communities, economy and environment. It also creates synergies with our neighbouring authorities to the north, south and west with cross border working taking place with authorities in Oxfordshire, Hampshire and Wiltshire through the North Wessex Downs Area of Outstanding Natural Beauty (AONB) Council of Partners (see Appendix 1b).
- 2.3 Economic influences are particularly significant at a strategic level. West Berkshire is part of the Thames Valley Berkshire sub region which is recognised as the most dynamic and competitive sub-regional economy in the UK. This economic domination means that the most significant economic influences lie to the east, notably Reading, with economic linkages to the north, south and west of the District much less strong. Our strategic partnership working reflects this situation and we are a key player in the Thames Valley Berkshire Local Economic Partnership (TVB LEP). In partnership with other unitary authorities across Berkshire and authorities outside West Berkshire within one hours drive as well as the LEP. Recent joint working has focused on meeting unmet employment needs and working with 13 authorities and other strategic organisations within a one hour drive of West Berkshire. Previous work has been on wider economic and housing needs as well as leisure, retail and other commercial needs.
- 2.4 West Berkshire is strategically well connected in transport terms. At the centre of the District is an important road interchange where the east-west M4 motorway intersects with the north-south A34. There are also road connections to larger centres such as Reading, Oxford, Swindon, Basingstoke and London. In addition, mainline railway services to London and the south west of England run through the south of the District.
- 2.5 Geography plays an important role in shaping cross border movements. Some of the western and northern parts of West Berkshire look towards Swindon and Oxford. Additionally, of the southern communities gravitate towards Basingstoke, highlighting the complex nature of cross border arrangements that inevitably have to exist. A cross-border working group exists between West Berkshire Council, Hampshire County Council, and Basingstoke and Deane Borough Council on areas of common concern – including the exploration of sustainable solutions to the growth of traffic on the A339.
- 2.6 The Council works in partnership on various transport related joint activities given some of the eastern communities of West Berkshire have a boundary co-terminus



with the urban area of Reading. This work is particularly related to the need to deliver sustainable transport solutions to reduce and manage the growth of congestion around the A4 and the M4 and surrounding transport corridors.

- 2.7 The settlements in the Eastern Area – Purley on Thames, Tilehurst, Calcot and Theale have a close functional relationship with Reading. Whilst many residents in this area use facilities and services in Reading, there is a significant movement the other way in terms of school children, with West Berkshire schools educating a significant number of Reading pupils.
- 2.8 Kennet Valley Meadows in Calcot are an important part of West Berkshire and Reading's green infrastructure, so joint working is important to conserve and enhance the management of this area, particularly as this forms part of a Biodiversity Opportunity Area. As a member of the Berkshire Local Nature Partnership the Council works at the landscape scale in order to make positive changes for biodiversity.
- 2.9 Additional cross border working takes place with Basingstoke and Deane, Wokingham, and Reading relating to the monitoring of housing completions within the consultation zones of AWE in Aldermaston and AWE in Burghfield.
- 2.10 Assessing the future need for Gypsy, Traveller and Travelling Showpeople site provision within the District also benefits from joint working arrangements. A shared methodology (2015) has been used amongst all Berkshire authorities to inform the quantity and types of site allocated in this Plan.
- 2.11 There are no Special Protection Areas (SPA) within West Berkshire, although there is a very small part of the District around Beech Hill within 5km of the Thames Basin Heaths SPA. Development in this area will need to be regulated in accordance with the Thames Basin Heaths Delivery Framework. Since the level of development expected to come forward in this area of the District is extremely low, the Council will explore opportunities for cross boundary working with Wokingham Borough Council in this regard.
- 2.12 The strategic context of West Berkshire means that there continues to be pressure on house prices, the need for affordable housing, the job market, transport and the environment. The area is therefore seen as one that will continue to seek to accommodate growth within sensitive environmental and policy constraints.

### **3. Preparation of the Local Plan Review**

- 3.1 The Core Strategy aimed to build upon the existing settlement pattern across West Berkshire and direct most development to Newbury, Thatcham and the settlements in the east of the District close to Reading. The existing urban areas are regarded as the most suitable locations for future development by virtue of their existing access to services and facilities, thereby providing the opportunity to reduce out-commuting and the need to travel. The Housing Site Allocations DPD supports the delivery of housing as set out in the Council's adopted Core Strategy by allocating non-strategic housing sites across the District in accordance with the spatial strategy set out in the Core Strategy. This means that the sites allocated are in the

areas that the Core Strategy sets out, based on evidence, as suitable for some level of future growth and that the proposals will conform to the policy details set out in the Core Strategy. Sites for Gypsies, Travellers and Travelling Showpeople were also proposed for allocation.

- 3.2 The LPR is intended as a comprehensive review of local planning for West Berkshire, but incorporating some of the allocations and policies of the two previous adopted DPDs (Core Strategy and Housing Allocations) and updating them where necessary. Additional sites and policies have been added based on new evidence and changed or updated guidance. A climate emergency was declared by West Berkshire in 2019 and the LPR has tackling climate change and related themes running through the document.

#### **4. Identifying our strategic planning issues**

- 4.1 West Berkshire Council started reviewing its Local Plan to cover the period up to 2036 in February 2018. The review of the Local Plan was intended to cover the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2036 (now 2039) and to provide an appropriate basis for housing, employment land and infrastructure provision over that period. The Review is wide ranging and in summary, involved: a review of the existing Core Strategy strategic objectives; a review of the existing spatial strategy for the District; a review of all of the existing Core Strategy and Housing Site Allocations DPD policies to ensure their continued consistency with national policy. The introduction of additional development management policies in response to the review of the saved development management policies not replaced by the Core Strategy or the Housing Site Allocations DPD. There have also been new policies in response to recent changes in national planning policy and guidance.
- 4.2 In November 2018 the Council produced a paper which set out how we would deal with the review of the Local Plan covering a wide range of key topics including the vision for the LPR and the strategic objectives. There was a review of the spatial strategy which including suggested work and approaches to the local plan, including the scale of development across the district, the housing requirement, Local Housing Need, housing land supply, employment land requirement, reviewing the spatial distribution of development and the spatial areas. The settlement hierarchy along with settlement boundaries were reviewed and the approach to identifying potential housing and employment land allocations was also set out using the Housing and Economic Land Availability Assessment. The council were at the time also working jointly with Reading and Wokingham on a potential garden village type development to deliver a sustainable community with housing, employment and social and community facilities called Grazely with draft master planning being undertaken.

#### 4.3 The outcome of this process was to agree the following strategic issues for the LPR

##### **Tackling climate change**

- To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.

##### **Sustainable and Quality Development**

- To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

##### **Housing Needs**

- Work together with the other Berkshire authorities within the Western Berkshire Housing Market Area, to ensure that the assessed need for market and affordable housing up to 2036 will be met across the District.
- The approach to meeting needs for Gypsy and Traveller accommodation.
- Providing the right type of accommodation for the changing demographic structure of the population including the challenges presented by an aging population and smaller household size.

##### **Economy**

- To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities.
- To enhance the vitality and viability of town, district and local centres in West Berkshire as places for shopping, leisure and community activities.

##### **AONB**

- Together with partners, to continue to conserve and enhance the North Wessex Downs AONB, with landscape led development delivering wider environmental, economic and social benefits.

##### **Green Infrastructure and Healthy Living**

- To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.

##### **Transport**

- To make provision for transport networks that support sustainable growth West Berkshire and to promote low emission transport choices.

## Infrastructure requirements

- To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.
  - Ensuring development proposals do not adversely impact the water and wastewater network.
- 4.4 It is acknowledged that some of these issues are very broad and all encompassing, whereas others are narrower and more focused in their nature. In taking them all forward under the Duty it soon became clear that some were more critical for the preparation of the LPR than others and therefore required more attention and this has varied over time. Work on some of the more site specific issues, such as Grazeley and the need to change the strategic and cross boundary approach, once it was determined it could not go forward.
- 4.5 At the same time, when the strategic issues were drawn up it was acknowledged that they may evolve as work progressed and that further cross boundary working could also be identified. Our approach to strategic planning is being prioritised and undertaken on the following basis as part of the Local Plan Review.

## 5. West of Berkshire Spatial Planning Framework, Expression of Interest in Garden Village and subsequent work

- 5.1 Work on the Berkshire SHMA identified two housing market areas, and identified a high level of need for new housing within each HMA. It was therefore clear that the authorities in the Western Berkshire HMA needed to work together to consider how this level of growth may be accommodated. This led to two key pieces of work – an overall spatial planning framework to examine options for growth, and an expression of interest in a Garden Village at Grazeley.
- 5.2 The DCLG and Homes and Communities Agency invited expressions of interest in 2016 for providing new garden villages, with a deadline of 31st July. With the SHMA having been published in February 2016 and it having shown a high level of need for new homes, there was a clear opportunity for the local authorities in the area to explore the potential for a new garden village to help to accommodate growth accompanied by new infrastructure investment
- 5.3 The site at Grazeley, which was already being discussed through the Spatial Planning Framework, was identified as having good potential for a successful bid. The site straddled the boundary between Wokingham and West Berkshire just outside the Reading boundary, so a bid on behalf of the three authorities was made. The Expression of Interest noted the potential for up to 15,000 new homes, supported by economic development uses and strong transport and infrastructure provision. Unfortunately the bid was not successful.

#### 5.4 Western Berkshire Retail and Commercial Leisure Assessment

(1) The four authorities in the Western Berkshire HMA (West Berkshire District Council, Reading Borough Council, Wokingham Borough Council and Bracknell Forest Borough Council (BFBC)) commissioned a joint retail and commercial leisure assessment, with BFBC being the lead authority. GVA were appointed to carry out the assessment in January 2016. The purpose was to establish the level of need for new retail and commercial leisure provision across the area up to 2036.

### 6 Western Berkshire Councils Statement of Common Ground

- 6.1 As the Western Berkshire authorities continued to work together on moving forward local plans and policy development a joint Statement of Common Ground was agreed and produced for the authority areas (Appendix 2). The document covers a wide range of topics including: Housing and employment need and supply, Gypsy and Traveller and Showpeople accommodation needs and supply, retail leisure and town centres, strategic transport infrastructure, utilities provision, landscape and the atomic weapons establishments.
- 6.2 In the statement of common ground there is general agreement that each authority will seek to meet their own employment needs, or initially did not see issues preventing them meeting those needs. Unfortunately due to a variety of constraints which will be identified in other council evidence such as the Housing and Economic Land Availability Assessment (HELAA), West Berkshire Council cannot meet its own identified employment needs. Since the 2020 Employment Land Review further work has been undertaken to update the Employment Land Review, which has suggested new figures for different employment uses. There is now a potential deficit for office, B2 and B8 warehousing/logistics uses over the plan period. The figures for the deficits are: Office 51,000 sq m and 22,000 sq m for B2 and B8 warehousing/logistics uses, this is partly due to the expected changes in the economy during and since the Covid pandemic, although it is difficult to be certain.
- 6.3 Given this shortfall the council has been meeting local planning authorities within one hours drive of Newbury to discuss if they could contribute to meeting this unmet need; they are; Test Valley, Reading, Wiltshire and Swindon, South Oxfordshire, Vale of the White Horse, Wokingham, Basingstoke and Deane, Hart, Buckinghamshire, Oxford City, Rushmoor, Royal Borough of Windsor and Maidenhead and Bracknell Forest (who were mid examination of their Local Plan). Many of the councils were at an early stage in reviewing their local plans and updating, refreshing or re-assessing their evidence, including on employment needs and land requirements to meet those needs. Many felt that they could not meet the identified need that their latest evidence suggested would be appropriate. The meetings were initially at officer level, although relevant leading members at the different authorities were informed of WBC's employment land needs and that the meetings were needed. One authority at officer level has indicated that there may be a possibility of a statement of common ground covering offices



possibly to meet some of our unmet need, but further work is still required on this.

- 6.4 As much of the updated evidence relating to the need for employment land has only recently been finalised the work on duty to co-operate is yet to be finalised and formally agreed with all the relevant authorities. This duty to cooperate work will continue until a position is reached where the Local Plan Review is submitted to the Secretary of State, and then still continue.

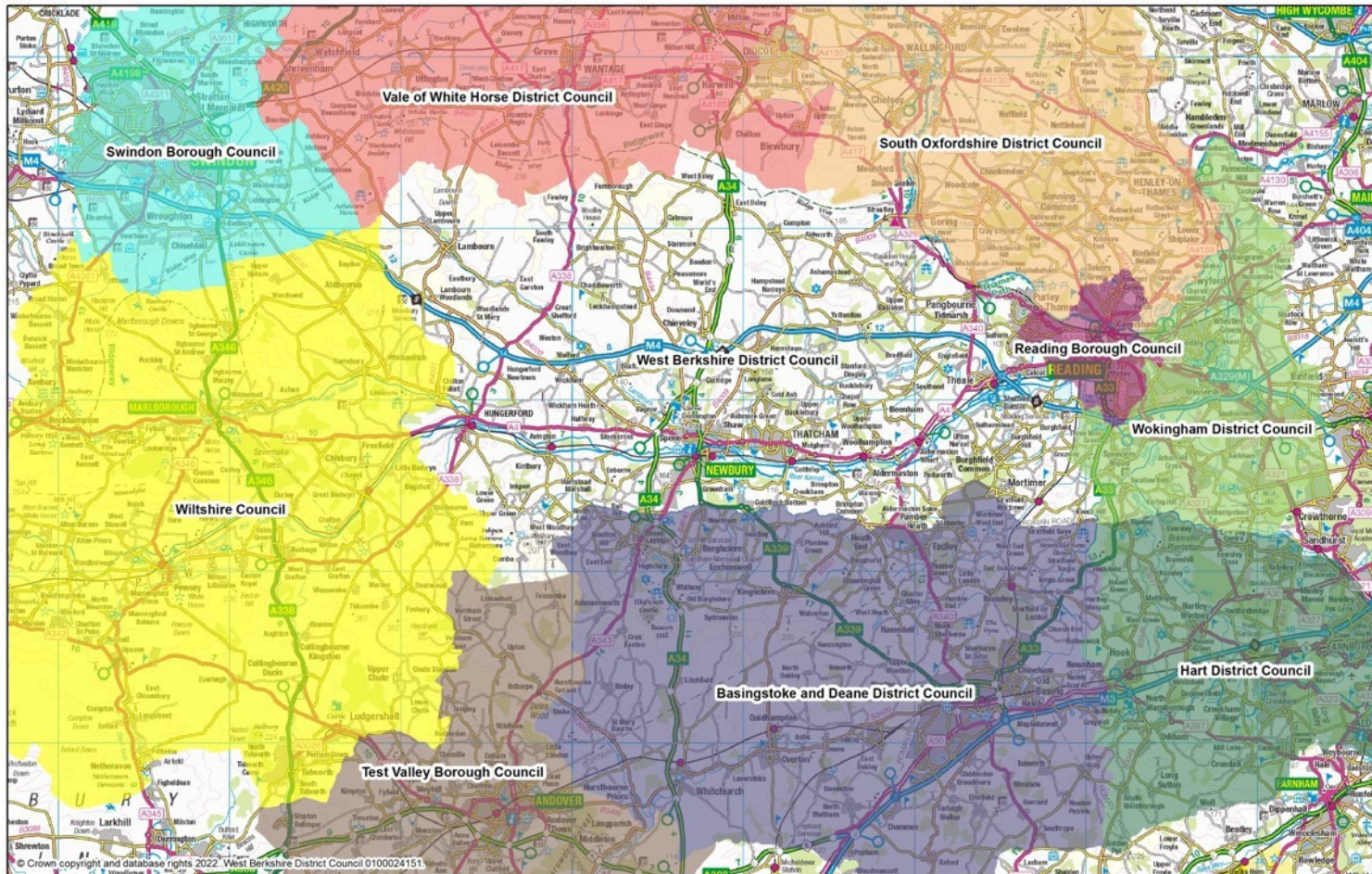
## **7 Conclusions**

- 7.1 For many topic areas the Western Berkshire Councils Statement of Common Ground (WBCSoCG) is still a valid and up to date summary document. West Berkshire Council considers that it can meet its own local housing need. However for employment uses there is still some work that needs completing before we submit the plan and it is hoped to enter into formal statements of common ground on the topic. Although not discussed in detail in this paper the input from and coordinated work with Natural England will continue with the intention to enter into a statement of common ground with them before the LPR is submitted to the Secretary of State. Their work with the council has covered responding formally to Regulation 18 draft plan consultations, green and blue infrastructure as well as the recently important nutrient neutrality and Habitats Regulations Assessments.

## Appendix 1a: Map of strategic planning area

### Surrounding Local Authorities

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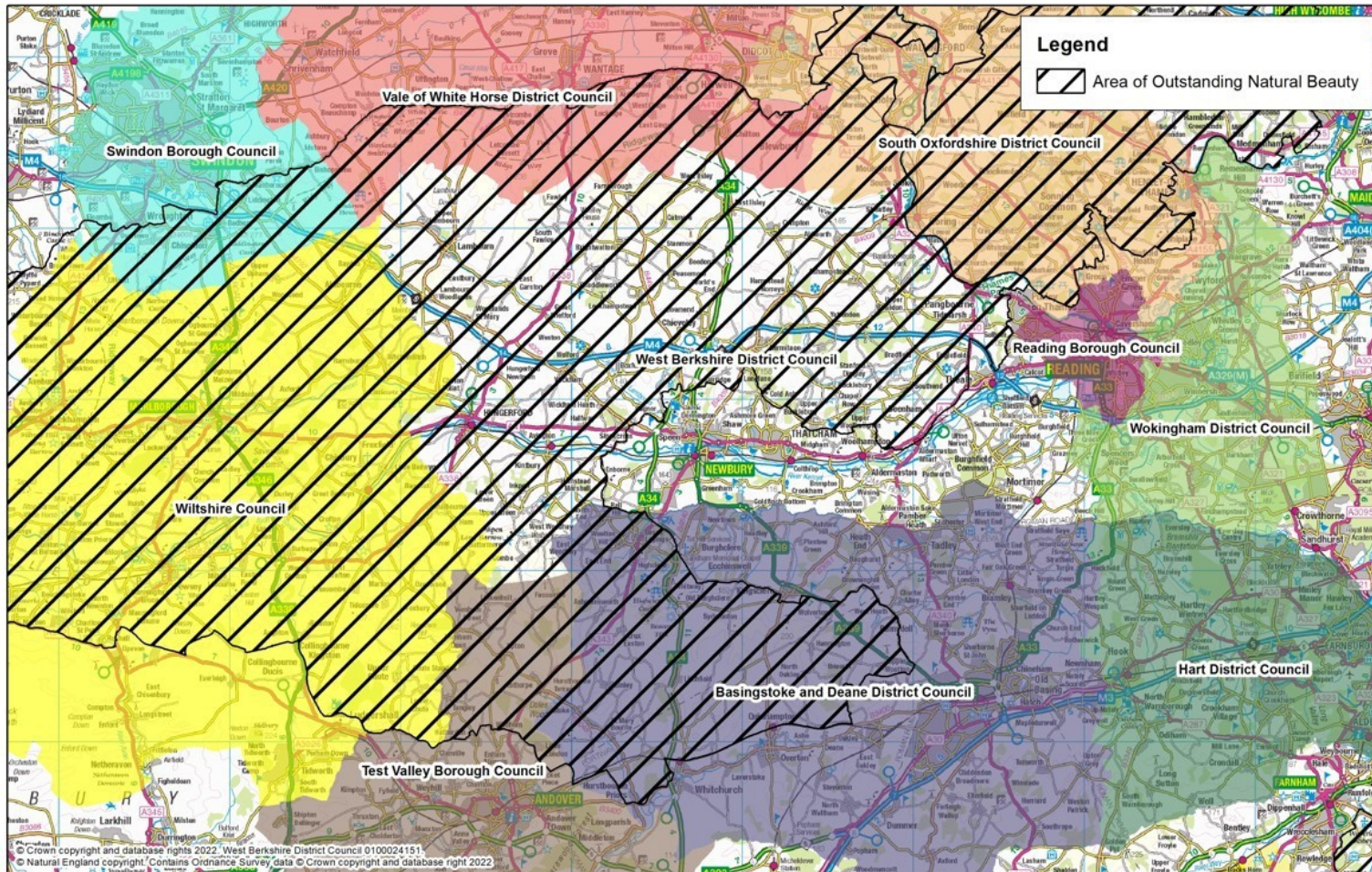




### Appendix 1b: Map of Strategic Planning Partners for the North Wessex Downs AONB

#### Surrounding Local Authorities

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## Appendix 2: Statement of Common Ground for Western Berkshire Councils

### WEST OF BERKSHIRE AREA STATEMENT OF COMMON GROUND

FOR LOCAL PLAN-MAKING

August 2021



1

## Contents

Contents.....	2
1. PARTIES TO THIS STATEMENT .....	3
2. SIGNATORIES TO THIS STATEMENT .....	4
3. STRATEGIC GEOGRAPHY .....	5
4. STRATEGIC MATTERS .....	8
A. HOUSING NEED AND SUPPLY .....	8
B. EMPLOYMENT NEED AND SUPPLY .....	10
C. GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION NEED AND SUPPLY .....	12
D. RETAIL, LEISURE AND TOWN CENTRES .....	13
E. STRATEGIC TRANSPORT INFRASTRUCTURE .....	15
F. EDUCATION AND HEALTHCARE PROVISION .....	16
G. UTILITIES PROVISION.....	17
H. FLOOD RISK .....	18
I. BIODIVERSITY .....	19
J. LANDSCAPE (INCLUDING GREEN BELT AND AONB) .....	21
K. OPEN SPACE AND GREEN INFRASTRUCTURE.....	22
L. HISTORIC ENVIRONMENT .....	23
M. CLIMATE CHANGE .....	23
N. ATOMIC WEAPONS ESTABLISHMENT .....	23
O. MINERALS AND WASTE .....	24
5. GOVERNANCE ARRANGEMENTS .....	25
6. TIMETABLE FOR REVIEW AND FURTHER CO-OPERATION .....	26
7. FURTHER INFORMATION .....	28
Information on development plans in each authority.....	28
Cross-boundary evidence documents .....	28
Other evidence.....	29



## **1. PARTIES TO THIS STATEMENT**

1.1 The following are parties to this Statement of Common Ground (SOCG):

- Bracknell Forest Council (BFC)
- Reading Borough Council (RBC)
- West Berkshire District Council (WBDC)
- Wokingham Borough Council (WBC)

## 2. SIGNATORIES TO THIS STATEMENT

2.1 The following are the signatories for each organisation:

### **BRACKNELL FOREST COUNCIL**

Name: Councillor Chris Turrell

Position: Executive Member for Planning and Transport



Signature:



Date: 24.06.21

### **READING BOROUGH COUNCIL**

Name: Councillor Tony Page

Position: Deputy Leader and Lead Councillor for Strategic Environment,  
Planning and Transport



Signature:

Date: 22/06/2021

### **WEST BERKSHIRE DISTRICT COUNCIL**

Name: Councillor Richard Somner

Position: Executive Member for Planning, Transport and Countryside

Signature:



Date: 23<sup>rd</sup> June 2021

### **WOKINGHAM BOROUGH COUNCIL**

Name: Steve Moore

Position: Director of Place and Growth

Signature:

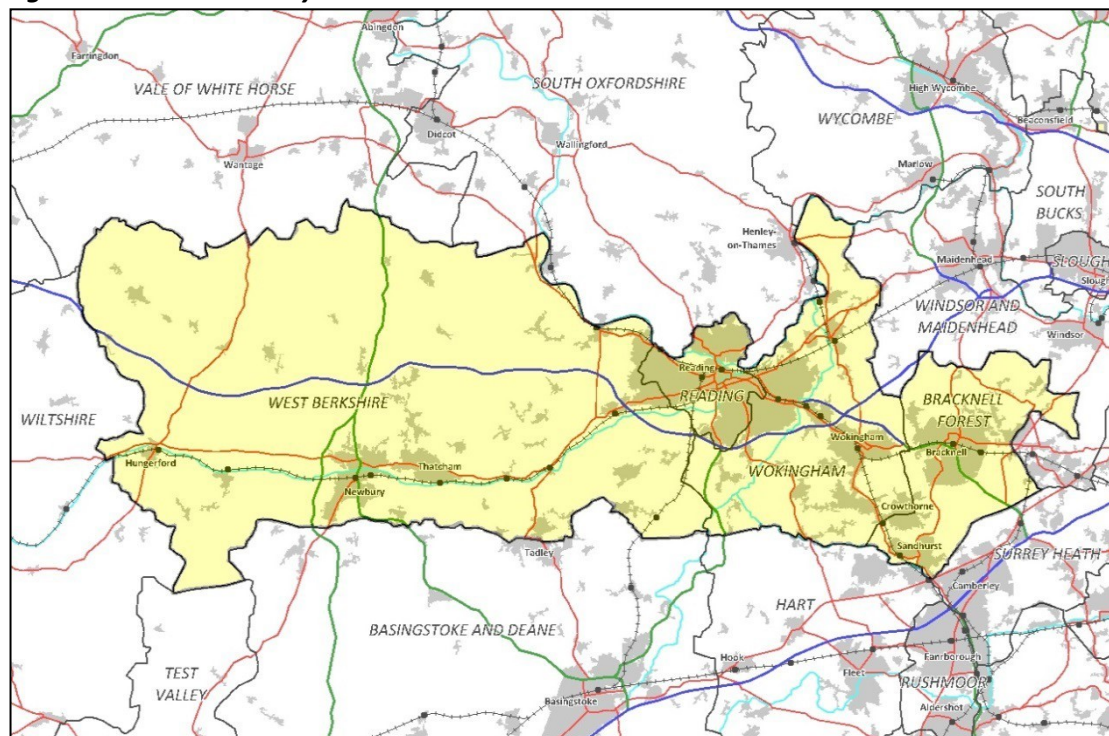


Date: 24/08/2021

### 3. STRATEGIC GEOGRAPHY

- 3.1 This SOCG (unless otherwise stated) covers the West of Berkshire area, which consists of the entire local authority areas of Bracknell Forest, Reading, West Berkshire and Wokingham. Figure 1 below shows the geographic area covered.

**Figure 1: Area covered by this Statement**



- 3.2 The four authorities and the places within them have close relationships with one another, and are well-linked by road corridors such as the M4, A329(M) and A33, as well as railway lines including the Great Western Mainline, London-Penzance line and the Reading-Waterloo line, and navigable waterways in the River Thames and the Kennet and Avon canal.
- 3.3 A Western Berkshire HMA was defined by the Berkshire (including South Bucks) Strategic Housing Market Assessment, published in February 2016. This was tasked with identifying the Housing Market Area or Areas (HMA) in which the six Berkshire authorities (which also included Windsor and Maidenhead and Slough) and South Bucks were located. It determined that there were two HMAs within the area – a Western Berkshire HMA and an Eastern Berkshire and South Bucks HMA. The Western Berkshire HMA consisted of the four local authorities shown in figure 1. The Eastern Berkshire HMA consisted of the three local authorities Slough, the Royal Borough of Windsor and Maidenhead (RBWM) and South Bucks.
- 3.4 The following factors were of particular significance in defining the area:

- Difference in house prices and change in house prices, which highlighted that the Eastern Berkshire area had a much stronger relationship with London than the Western Berkshire area;
- Migration data, which showed 75-78% self-containment of migration flows (excluding long distance moves) within the Western Berkshire area;
- Commuting data also show reasonable levels of self-containment of 69-70% within the Western Berkshire area.

The area was defined on a best-fit basis to correspond to local authority boundaries, as recommended by guidance, and reflecting the fact that not all key data were available at below local authority level.

- 3.5 Other HMA groupings around Western Berkshire at the time were also well-defined, including; Oxfordshire; Wiltshire; Basingstoke and Deane; and Hart, Rushmoor and Surrey Heath. This helped to confirm the boundaries of the identified HMA as appropriate.
- 3.6 The evidence around the defined HMA has been discussed at Local Plan examinations for RBWM (beginning in 2018 and ongoing) and Reading (in 2018-19). In the case of Reading, the Inspector was “satisfied that the conclusions of the SHMA is robust in relation to its definition of the HMA for Western Berkshire”<sup>1</sup>. The RBWM Inspector is yet to report.
- 3.7 Evidence has shown that the appropriate functional grouping of authorities differs somewhat when economic matters are considered. The Berkshire Functional Economic Market Area Study (February 2016) defined Functional Economic Market Areas (FEMAs) covering the Berkshire authorities. It found that West Berkshire was a FEMA in its own right, whilst Reading, Wokingham and Bracknell Forest fell within a Central Berkshire FEMA that also included Windsor and Maidenhead. Windsor and Maidenhead falls within two FEMAs, as it is also part of an Eastern Berkshire FEMA with Slough and South Bucks.
- 3.8 It is considered that the West of Berkshire area (equating to the Western Berkshire HMA as defined in the SHMA) provides the most appropriate geography on which to base the SOCG, as it is a functional geography for housing and largely encompasses economic relationships. Other geographies can be brought into the SOCG as the situation demand, for example the consideration of impacts on international nature conservation designations. There is already a great deal of work that has been done on a West of Berkshire basis, including the West of Berkshire Spatial Planning Framework (December 2016) and assessment of retail and leisure needs. All six Berkshire

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<sup>1</sup> Reading Borough Local Plan Inspector’s Report, paragraph 10

authorities have worked jointly through the Berkshire Members Strategic Planning Group (as well as at officer level through various groupings), and that group determined that the authorities should work within the Western and Eastern HMAs for the purposes of SOCGs. The West of Berkshire area has additional working relationships through the West of Berkshire Strategic Planning Group.



## 4. STRATEGIC MATTERS

4.1 The parties have identified the following as strategic matters covered by this SOCG:

- A. Housing need and supply
- B. Employment need and supply
- C. Gypsies, travellers and travelling showpeople accommodation need and supply
- D. Retail, leisure and town centres
- E. Strategic transport infrastructure
- F. Education and healthcare provision
- G. Utilities provision
- H. Flood risk
- I. Biodiversity
- J. Landscape (including Green Belt and AONB)
- K. Open space and green infrastructure
- L. Historic environment
- M. Climate change
- N. Atomic Weapons Establishment Aldermaston and Burghfield
- O. Minerals and waste

### A. HOUSING NEED AND SUPPLY

4.2 The situation in terms of housing needs and plan targets within the West of Berkshire area is summarised in Table 1.

**Table 1: Summary of annual housing needs and plan targets**

Authority	Housing need (per annum)	Source	Adopted or emerging plan target (post NPPF)	Unmet need per annum
Bracknell Forest	572	Standard methodology	614	0
Reading	699	Berkshire SHMA (2016)	689	10

Authority	Housing need (per annum)	Source	Adopted or emerging plan target (post NPPF)	Unmet need per annum
West Berkshire	509	Standard methodology	520-575	0
Wokingham	768	Standard methodology	772	0 <sup>2</sup>

*NB: Standard methodology calculations are for the period 2021-31 and based on the 2014-based household projections and affordability ratios published in April 2021*

- 4.3 The housing need figures calculated under the standard methodology change at least once per year when new household projections or affordability ratios are published at a national level. Therefore, the figures in table 1 are liable to change and are not necessarily fixed for plan-making purposes, until such time as the respective plan is adopted (and only then for the five year period before a review is required). Reading's need as set out in the Local Plan derives from the 2016 SHMA, as Reading's Local Plan was submitted before the cut-off for using the standard methodology.
- 4.4 In terms of the spatial distribution of housing, the starting point is that each authority will seek to meet its own needs in the first instance. However, there may be scope for major development locations to be established that help to meet the housing needs of more than one authority or for the most sustainable pattern of development to result in the redistributed housing need. Cross-boundary working between the four authorities will continue to be necessary to explore these options.
- 4.5 The Reading Borough Local Plan (adopted 2019), plans for at least 689 homes per annum, which falls below the need of 699 identified by the SHMA. This means a shortfall of 230 dwellings in total, or 10 per annum over the plan period, although the shortfall is expected to arise towards the end of the plan period. A Memorandum of Understanding was originally signed by the four West of Berkshire authorities in October 2017 that recognised the level of unmet need, and agreed that the West of Berkshire area should meet its housing needs in full. This has now been replaced by a revised Memorandum of Understanding signed in August 2021. This continues to recognise Reading's unmet need set out in the Local Plan and the principle that the need should be met within the West of Berkshire area. However, it is important to note that this agreement relates only to Reading's need as calculated by the SHMA, not by any alternative calculations of need, which will need to be subject to separate discussions.

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<sup>2</sup> Housing provision figures in the Draft Local Plan are a minimum, and the Plan identifies sufficient sources of supply to meet the housing need. However, please see comments in paragraph 4.6.

- 4.6 Due to the extension of the emergency planning arrangements around AWE Burghfield in May 2020, the strategy set out within the Wokingham Draft Local Plan (February 2020) is no longer considered achievable. WBC has started the process of reviewing alternative strategies. At the time of agreeing this statement, it is not possible to confirm whether sufficient developable housing land can be identified to accommodate all housing needs or whether that need, if it is to be met, can be achieved with a consistent trajectory.
- 4.7 The four authorities have also worked together on how to assess capacity for housing (as well as economic development uses). WBDC, RBC and WBC, together with RBWM and Slough Borough Council (SBC), jointly developed a methodology for Housing and Economic Land Availability Assessments, which was finalised in November 2016. This follows Planning Practice Guidance, but provides more guidance from a local perspective. This should form the basis for carrying out such assessments within those authorities. BFC has its own methodology which it developed in advance of the joint methodology, but the methodologies are broadly compatible, and BFC was involved in the development of the joint methodology.
- 4.8 WBC, BFC and WBDC have also commissioned needs assessments for affordable housing and other housing needs. The Wokingham Borough Local Housing Needs Assessment was produced in January 2020, whilst the Bracknell Forest Housing Needs Assessment reported in July 2020 (and was amended in March 2021 to correct a small error). The West Berkshire Updated Housing Needs Evidence was produced in May 2020.
- 4.9 SBC, RBWM and Chiltern and South Bucks District Councils<sup>3</sup> have been co-operating on a Wider Area Growth Study that examines how growth, including unmet need, can be accommodated. Part 1, defining the area of search, reported in June 2019. Part 2, examining supply, capacity and constraints, has not yet reported. The four Western Berkshire authorities have been involved as stakeholders, and will work together to understand any implications for the area.

## **B. EMPLOYMENT NEED AND SUPPLY**

- 4.10 The six Berkshire authorities co-operated on a Functional Economic Market Area study which reported in 2016, that defined the functional areas for consideration of economic development needs. These differed from the Housing Market Areas. It defined three Functional Economic Market Areas (FEMAs), as follows:

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<sup>3</sup> On 1 April 2020, Chiltern and South Bucks District Councils ceased to exist and were replaced by Buckinghamshire Council

- A Western Berkshire FEMA (consisting of West Berkshire only);
- A Central Berkshire FEMA (consisting of Reading, Wokingham, Bracknell Forest and Windsor and Maidenhead); and
- An Eastern Berkshire FEMA (consisting of Slough, South Bucks, and, again, Windsor and Maidenhead).

As Windsor and Maidenhead’s economy looked two ways, the study essentially considered that the authority formed an overlap between two FEMAs and should be defined within both.

4.11 The area covered by this Statement therefore incorporates all or part of two FEMAs, one of which also includes the Royal Borough of Windsor and Maidenhead (RBWM). RBWM is not a signatory to this statement, but relevant information is included below to allow for a picture of the whole HELAA.

4.12 The situation in terms of employment needs and plan targets within the West and Central Berkshire FEMAs is summarised in Table 2.

**Table 2: Summary of economic development needs and plan targets**

Authority	Economic development floorspace need to 2036 (sq m net)	Source	Plan target (sq m net)	Unmet need (sq m net)
<b>West Berkshire</b>	62,000 (office) 65,000 (industrial, storage & distribution)	West Berkshire Employment Land Review	62,000 (office) 65,000 (industrial, storage & distribution) (DRAFT)	None
<b>WEST BERKS FEMA TOTAL</b>	<b>62,000 (office)</b> <b>65,000 (industrial, storage &amp; distribution)</b>	<b>West Berkshire Employment Land Review</b>	<b>62,000 (office)</b> <b>65,000 (industrial, storage &amp; distribution)</b>	<b>None</b>
<b>Bracknell Forest</b>	18,000 (office) 46,000 (industrial & warehouse) (or 12 ha)	Bracknell Forest Employment Land Needs Study	68,000 (BIDS)	None
<b>Reading</b>	53,000 (office) 148,000 (industrial & warehouse) To 2036	Central Berks EDNA	53,000-112,000 (office) 148,000 (industrial & warehouse)	Up to 59,000 sq m <u>surplus</u> (office)
<b>Windsor and Maidenhead</b>	81,223 (office) 24,543 (manufacturing B2) 24,921 (warehousing B8) To 2033	Sensitivity analysis of Central & Eastern Berks EDNAs	81,300 (B1) 24,500 (B2) 24,900 (B8)	None

Authority	Economic development floorspace need to 2036 (sq m net)	Source	Plan target (sq m net)	Unmet need (sq m net)
Wokingham	No additional need (office) 19,245 (industrial & warehouse) (or 5 ha)	Wokingham Employment Land Needs Study	Not specified	N/A
<b>CENTRAL BERKS FEMA TOTAL</b>	<b>152,223 (office) 262,709 (industrial &amp; warehouse)</b>	<b>Various</b>	<b>Not specified</b>	<b>None</b>

4.13 Originally, all six Berkshire authorities co-operated jointly on three Economic Development Needs Assessments that considered the need for additional floorspace for economic development uses, and expressed this as a range made up of three scenarios. However, several authorities were concerned about the realism of the identified development needs, based on each authority's knowledge of local circumstances. Some authorities have subsequently carried out additional work on the EDNA results which comes to different conclusions. RBWM carried out a local sensitivity test in producing their local plan, whilst BFC, WBC and WBDC commissioned updated assessments of employment land needs in their areas. The Wokingham Employment Land Needs Study reported in January 2020, with the Bracknell Forest Employment Land Needs Study produced in April 2020. The Employment Land Review for West Berkshire reported in August 2020. The case for each authority will need to be considered individually.

4.14 The situation at the current time is that no authority anticipates a specific unmet need for employment arising that will need to be met in another authority. As three of the four authorities are in the process of plan preparation, any changes to this situation will be reflected in a future review of this SOCG. There is a potential surplus of office space in Reading, due largely to existing permissions, which could contribute towards meeting any unmet needs in other authorities in the Central Berkshire FEMA, should that arise.

4.15 The six Berkshire local authorities are co-operating with the Thames Valley Berkshire Local Enterprise Partnership (TVBLEP) on the Berkshire Local Industrial Strategy (BLIS). This looks at how economic growth to 2030 is to be achieved, and it was secured local approval in October 2019.

### **C. GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION NEED AND SUPPLY**

4.16 The identified need for gypsy and traveller accommodation is set out in table 3 below, together with identified sites in each authority to meet this need.



**Table 3: Summary of needs for gypsies, travellers and travelling showpeople and plan targets**

Authority	Needs (net)	Plan target (net)	Unmet need (net)
<b>Bracknell Forest (to 2037)<sup>4</sup></b>	3 permanent pitches (PPTS) 8 permanent pitches (cultural) 0 travelling showpeople plots Transit site (as part of a cross boundary solution)	8 permanent pitches (cultural) Transit site	Transit site (as part of a cross-boundary solution)
<b>Reading (to 2036)<sup>5</sup></b>	10 permanent pitches (PPTS) 17 permanent pitches (cultural) 5 transit pitches 2 travelling showpeople plots	2 travelling showpeople plots	10 permanent pitches (PPTS) 17 permanent pitches (cultural) 5 transit pitches
<b>West Berkshire (to 2036)</b>	TBC, pending April 2021 update to GTAA	TBC	TBC
<b>Wokingham (to 2036)<sup>6</sup></b>	26 permanent pitches (PPTS) 90 permanent pitches (cultural) 5 transit pitches	10-74 pitches	None

4.17 There is no agreed position across the authorities in terms of meeting needs for gypsies and travellers across authority boundaries. Each authority will seek to meet its own needs in respect of permanent pitches in the first instance. Where that is not possible, as has for instance been the case in the Reading Borough Local Plan, there will need to be further discussions around unmet needs, but there is no presumption that any specific authority(ies) will meet these needs.

4.18 It should also be recognised that gypsy and traveller issues are not necessarily tied to the HMA boundaries, and discussions around unmet needs may also take in authorities outside West of Berkshire.

#### **D. RETAIL, LEISURE AND TOWN CENTRES**

4.19 The four main town centres within the area are Reading, Newbury, Bracknell and Wokingham. Bracknell town centre has recently undergone a significant retail expansion, and regeneration is ongoing, whilst Wokingham town centre is also currently undergoing regeneration to strengthen the town's current

<sup>4</sup> Need derived from [Gypsy and Traveller and Travelling Showpeople Accommodation Assessment, October 2017](#)

<sup>5</sup> [Reading Gypsy and Traveller, Travelling Showpeople and Houseboat Dweller Accommodation Assessment, September 2017](#)

<sup>6</sup> [Wokingham Borough Gypsy and Traveller and Travelling Showpeople Accommodation Assessment, September 2017](#)

role and adapt to changes in the role of town centres. The town centre of Reading will continue to be a focus for meeting much of the town's development needs. In general, Reading serves a regional role, whilst the other town centres serve catchments based on the respective towns and their local areas. These four main town centres are supported by a network of smaller district and local centres which fulfil a more limited role.

- 4.20 The authorities recognise that planning for town centre development such as retail and leisure is a strategic matter, as catchments do not generally reflect local authority boundaries. Significant development in one centre, or an out of centre location, may detrimentally affect the vitality and viability of other centres, which may be in neighbouring authorities.
- 4.21 The four authorities have co-operated on the production of a Western Berkshire Retail and Commercial Leisure Assessment, which reported in April 2017. This examined quantitative and qualitative need for new floorspace and facilities within the four authorities, and forms a basis for plan-making. BFC has subsequently commissioned and published a Retail Needs Technical Review (November 2020)<sup>7</sup> which looks at the original assumptions made and the possible impact of the opening of the Lexicon. Whilst it touches on the possible impact of Covid-19, it is too early to draw any firm conclusions.
- 4.22 The levels of identified need and the amount each local plan plans for are set out in table 4. It should be noted that changes to planning use classes in 2020 to form the new commercial use Class E and the impacts of Covid-19 have made it more difficult to plan specifically for retail and some forms of leisure, and have therefore created considerable uncertainty in the context in which local plans are prepared.

**Table 4: Summary of retail needs and plan targets**

Authority	Retail floorspace need to 2036 (sq m net)	Plan target (sq m net)	Unmet need (sq m net)
<b>Bracknell Forest</b>	9,100 (comparison) to 2031 1,900 (convenience) to 2031	Not specified	0
<b>Reading</b>	54,400 (comparison) -19,500 (convenience)	34,900 (total)	0
<b>West Berkshire</b>	25,600 (comparison) -2,100 (convenience)	0	0

<sup>7</sup> [Bracknell Forest Retail Needs Technical Review, November 2020](#)

Authority	Retail floorspace need to 2036 (sq m net)	Plan target (sq m net)	Unmet need (sq m net)
Wokingham	5,000 (comparison) 12,000 (convenience)	Not specified	TBC
<b>WESTERN BERKS HMA TOTAL</b>	<b>94,100 (comparison)</b> <b>-7,700 (convenience)</b>	<b>Not specified</b>	<b>TBC</b>

4.23 In terms of leisure, particular qualitative needs highlighted were only in Reading (additional cinema facilities and entertainment venue) and West Berkshire (small-scale 'boutique' cinema provision in Newbury and/or Hungerford).

4.24 The authorities do not intend for significant changes in the existing network and hierarchy of centres, but that the focus of new development will be on better serving centre's existing catchments. New facilities can also support new strategic development areas, and, depending on the location, may require cross-boundary co-ordination.

#### **E. STRATEGIC TRANSPORT INFRASTRUCTURE**

4.25 The four authorities co-operate with one another, and with SBC, RBWM and TVBLEP, through the Berkshire Strategic Transport Forum at officer level and the Berkshire Local Transport Body (BTLB) which includes local members and business representatives. The BTLB is responsible for prioritising funding for local major transport schemes devolved from the Department for Transport in Berkshire.

4.26 The following have been identified as strategic transport priorities in the area:

- Rail station at Green Park (under construction);
- Infrastructure and/or regeneration of rail station at Twyford;
- New road/public transport/pedestrian/cycling infrastructure in key areas for development;
- Third Thames River Crossing to the East of Reading and associated infrastructure;
- An A33 corridor study to examine opportunities for improvement;
- Improvements to the M4, M3, A34, A4 and A329(M) corridors and the key routes to these;

- New/expanded park and ride facilities (including North Reading, West Reading and Coppid Beech);
- Expanded existing park and ride facilities (including at Winnersh Triangle, Theale and Mere oak);
- Fast-track public transport corridors, including future phases of the South Reading Mass Rapid Transit scheme;
- Alternatives to the private car/modal shift through the provision of joined-up public transport, walking and cycling facilities; and
- Specific transport infrastructure required to support strategic development sites with cross-boundary implications.

4.27 The list above is not exclusive, and where other strategic priorities emerge, the authorities will co-operate on assessing and understanding the issue and identifying transport solutions.

4.28 Delivery of transport schemes will require co-operation and potentially forward-funding from Government and statutory bodies such as Homes England, Highways England and Network Rail to enable the area to meet its growth requirements. Part of the benefit of this Statement is the co-ordinated approach which enables the four authorities to approach government statutory bodies with a single voice. All four authorities also co-operate through Transport for the South East, a partnership covering Berkshire, Kent, Hampshire, the Isle of Wight, Surrey, East Sussex and West Sussex consisting of local authorities, local enterprise partnerships and representatives of protected landscapes and national delivery agencies.

4.29 The nature of the area may mean that there are instances where development on one side of an authority boundary have infrastructure implications on the other side, and may mean that funding through Section 106, CIL or other funding routes needs to be considered on a cross-boundary basis. This applies to other forms of infrastructure as well as transport. The authorities will continue to explore this as and when it arises.

## **F. EDUCATION AND HEALTHCARE PROVISION**

4.30 The amount of growth expected to take place within the West of Berkshire area will have implications for infrastructure provision, including for education and healthcare. Education and healthcare facilities serve areas which typically cross local authority boundaries, and this is therefore an important strategic matter.

4.31 Each unitary authority is a local education authority, responsible for schools within its own area. The following represent approximate guidelines for the

new education provision required as a result of residential development, as set out in the West of Berkshire Spatial Planning Framework. However, it will vary from case to case, and will be influenced by the type of homes being planned for and capacity of existing schools.

**Table 5: Approximate provision level for new education**

Type of provision	Approximate provision level
Primary	1 x 1FE per 1,000 dwellings
Secondary	1 x 6FE per 5,000 dwellings
Special Education Needs	Approx. 1% of child population
Other	Further and higher education; lifelong learning.

4.32 Wokingham, West Berkshire and Reading are covered by the Berkshire West Clinical Commissioning Group (CCG), whilst Bracknell Forest is covered by the Berkshire East CCG, along with Windsor and Maidenhead and Slough. New development may give rise to needs for additional primary healthcare provision, and this will need to be discussed with the relevant CCG.

#### **G. UTILITIES PROVISION**

4.33 The Thames Valley Berkshire Local Enterprise Partnership (LEP) has undertaken a Utility Infrastructure Study Update Report 2018<sup>8</sup> to cover the area of the six Berkshire unitary authorities. This gives a gap-analysis of current electricity, gas, potable and foul water infrastructure capacity, considers potential future demands of growth in Thames Valley Berkshire and how these may be met.

4.34 In overall terms, there was considered to be adequate electricity infrastructure to deliver the anticipated growth. At district level, sufficient capacity in Bracknell Forest, Reading and Wokingham was identified, but growth in West Berkshire would require further works involving reinforcing the local 132 kV networks, which would need to be programmed at an early stage to avoid restricting growth. With the growth in low-emission vehicles, the capacity for charging and demand management issues will need to continue to be considered.

4.35 For gas infrastructure, upgrades were identified as being likely to be required in networks affecting West Berkshire, Reading and Wokingham. Capacity in Bracknell Forest was considered to be sufficient. However, this will need to be considered in the context of the need to reduce reliance on fossil fuels to tackle the climate emergency.

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<sup>8</sup> [Utility Infrastructure Study Update Report 2018](#)

- 4.36 In terms of potable water, there are no significant concerns across the area, although there will need to be further consideration in some cases as the scale and timing of growth becomes clearer. For foul water, the main capacity issues are likely to come in Wokingham, but there may be a need for upgrades across the area. The responsibility for securing necessary reinforcement as of April 2018 lies with Thames Water.
- 4.37 The authorities will continue to work together on strategic infrastructure provision, which will also include provision of communications infrastructure (including digital infrastructure, 4G/5G and superfast broadband), and on sharing relevant monitoring data.

## H. FLOOD RISK

- 4.38 The floodplains of the principal watercourses in West of Berkshire (the Rivers Thames, Kennet and Loddon, as well as smaller tributaries) cross local authority boundaries. Development which affects the flood plain in one authority may have implications for flood risk in another authority.
- 4.39 Each authority is responsible for its own Strategic Flood Risk Assessment. The dates of the most recent assessments are set out below:

**Table 6: Summary of Strategic Flood Risk Assessments**

Authority	Assessment	Date
Bracknell Forest	Level 1 Strategic Flood Risk Assessment <sup>9</sup> plus two further Addendums Level 2 SFRA, plus an Addendum	July 2018 September 2019
Reading	Strategic Flood Risk Assessment <sup>10</sup>	June 2017
West Berkshire	Level 1 Strategic Flood Risk Assessment <sup>11</sup>	June 2019
Wokingham	Strategic Flood Risk Assessment <sup>12</sup>	February 2020

- 4.40 A summary of fluvial flood risk across the area is shown on Figure 2. It shows that each authority contains significant areas at risk of flooding. It should be noted that in all authorities, flood risk affects many of the areas which are less constrained by designations such as Green Belt and AONB.
- 4.41 Given that areas at risk of flooding overlap local authority boundaries, significant levels of development in one authority may have implications for

<sup>9</sup> [Bracknell Forest Level 1 SFRA](#)

<sup>10</sup> [Reading SFRA](#)

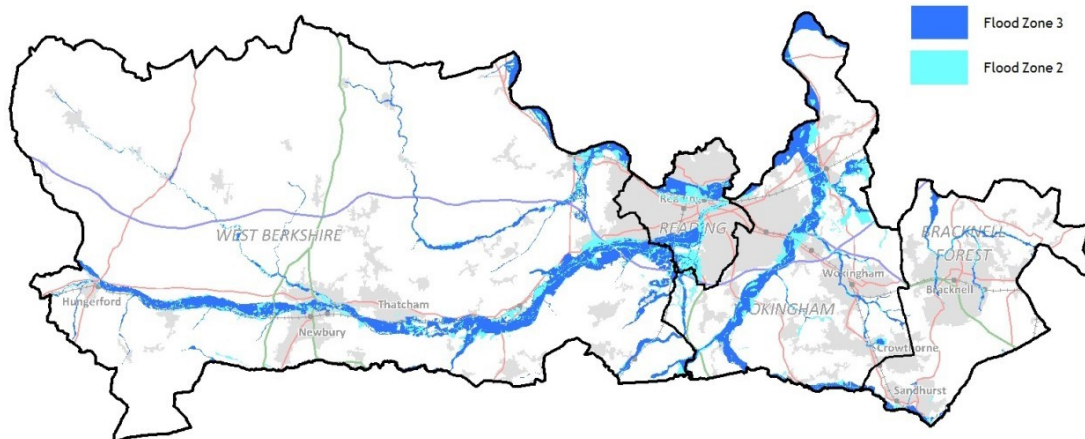
<sup>11</sup> [West Berkshire Level 1 SFRA](#)

<sup>12</sup> [Wokingham SFRA](#)



flood risk in another. It is therefore vital that consideration of flood risk across local authority boundaries is taken into account when considering strategic development proposals. BFBC have also undertaken a Cumulative Flood Risk Assessment<sup>13</sup> in December 2020 which considers cross-boundary issues.

**Figure 2: Flood Zones 2 and 3**



4.42. It should also be noted that there are other sources of flooding not highlighted above, and these may also have strategic implications on which joint working will be required.

**I. BIODIVERSITY**

4.43 There are habitat designations of national and international importance within the area, which themselves cross local authority boundaries and/or may be subject to impacts from developments over a wide area.

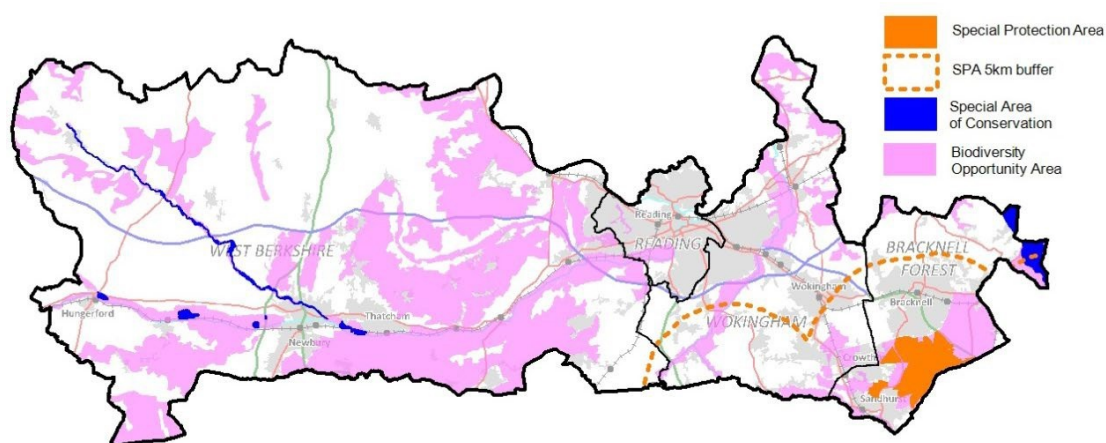
4.44 The Thames Basin Heaths Special Protection Area is designated for its role in supporting populations of ground nesting birds. The designation includes areas within Bracknell Forest and very close to Wokingham, as well as a number of other local authorities within Berkshire, Hampshire and Surrey. A 5km buffer has been set by Natural England around the SPA in order to prevent detrimental impacts upon the habitat through increased recreational use, through provision of Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) monies, and this also includes a small part of West Berkshire. BFC and WBC are part of the Thames Basin Heaths Joint Strategic Partnership, along with other affected local authorities, and co-operate within that grouping. This SOCG does not therefore deal with the recreational impacts further, but there are also cumulative air quality impacts upon the species of interest and habitat sites

<sup>13</sup> [Cumulative Flood Risk Assessment, December 2020](#)

from development across the area which are being taken into account through air quality assessments.

- 4.45 BFC has been proactive in securing SANG capacity for Wokingham development sites in the past and will continue to do so on a case-by-case basis. There are a number of third party controlled SANGs in the north of Bracknell Forest which can provide SANG capacity for Wokingham sites if needed.
- 4.46 There are also Special Areas of Conservation (SAC) in the area, which include the River Kennet (wholly in West Berkshire), the Kennet and Lambourn Floodplain (mostly within West Berkshire) and Windsor Forest and Great Park (which is partly within Bracknell Forest), and the Thames Basin Heaths SPA also partly overlaps with designated SAC. There are also a significant number of other internationally-designated sites in close proximity to the West of Berkshire, impacts on which will need to be assessed. Should assessments identify the need for a cross boundary approach to mitigation measures or monitoring, local authorities will work cooperatively to address this.
- 4.47 Internationally designated sites, as well as those with national designations such as Sites of Special Scientific Interest (SSSI), will be protected in Local Plans, as will those features identified as being of particular local significance. Authorities will plan for protection and enhancement of biodiversity in a way that acknowledges the cross-boundary nature of habitats and wildlife links.
- 4.48 Biodiversity Opportunity Areas are those focus areas identified by the Berkshire Nature Conservation Forum and agreed by the South East England Biodiversity Forum (SEEBF), where biodiversity improvements are likely to have the most beneficial results at a strategic scale. These include land in all four authorities, and often cross local authority boundaries. The authorities will co-operate on identifying opportunities for improvement within Local Plans where these areas cross authority boundaries. Cooperative working across the four authorities, and also with others, will also apply in establishing Nature Recovery Networks, which are a part of the Environment Bill 2019-2021.

**Figure 3: Strategic Biodiversity Designations**

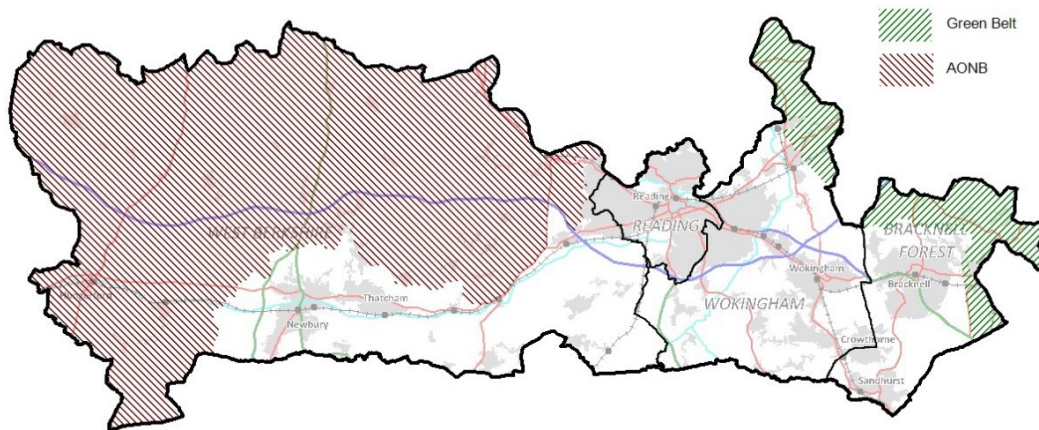


**J. LANDSCAPE (INCLUDING GREEN BELT AND AONB)**

- 4.49 The main strategic landscape constraints for this part of Berkshire are for Green Belt and Areas of Outstanding Natural Beauty. The extent of AONB and Green Belt is shown on Figure 3.
- 4.50 Wokingham and Bracknell Forest Boroughs both contain land designated as part of the Metropolitan Green Belt. Approximately 380 ha (35%) of Bracknell Forest and 270 ha (15%) of Wokingham are within the designated Green Belt. BFC and WBC jointly produced a Green Belt Review in June 2016, which tests areas of the Green Belt in each authority against the five purposes set for it in national policy to determine the extent to which it is contributing to those purposes. This forms a consistent basis for further consideration of Green Belt boundaries in the two authorities.
- 4.51 A significant proportion (74%) of West Berkshire is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Together with the other constituent local authorities in Hampshire, Oxfordshire and Wiltshire, WBDC works in partnership, at a strategic level, as a core member of the North Wessex Downs AONB Council of Partners to manage and implement the statutory North Wessex Downs Area of Outstanding Natural Beauty Management Plan. In addition the authority also contains 25,000 ha of Ancient Woodland which is not just constrained to the NWDAONB.
- 4.52 No part of Reading is within Green Belt or AONB, but the Borough’s north west boundary does adjoin the Chilterns AONB, as do parts of West Berkshire and Wokingham’s northern extents.
- 4.53 The main river corridors (the Thames and Kennet) also form strategic landscape features crossing local authority boundaries. The Thames corridor, which passes through West Berkshire, Reading and Wokingham, has a wide flood plain, and the river and immediate environs have a particular function for leisure. The Kennet corridor, which runs through West Berkshire and

Reading, includes the Kennet and Avon Canal, and therefore has a navigation role, as well as important biodiversity significance. The authorities agree that the character and function of these river corridors will be conserved and enhanced.

**Figure 4: Green Belt and AONB in West of Berkshire**



### **K. OPEN SPACE AND GREEN INFRASTRUCTURE**

- 4.54 Green infrastructure is “a strategically planned and managed network of green spaces and other environmental features vital to the sustainability of any urban area”<sup>14</sup>. It includes formal parks and open spaces as well as much less formal amenity areas and natural features. The use of the term network makes it clear that there are likely to be areas where green infrastructure crosses administrative boundaries, and where there will be a need for the authorities to co-operate, particularly where they form part of an urban area, such as the wider Reading area. Examples include the Kennet meadows, spanning the boundary between West Berkshire and Reading, and the University of Reading campus in Reading and Wokingham.
- 4.55 The planning for, and protection of, more formal areas of open space is generally a matter for each local authority to consider through their own Local Plan process. There are instances, particularly where authority boundaries pass through urban areas, where an area of open space in one authority partially serves a community in another. This will be a matter for co-operation between authorities on a case-by-case basis.
- 4.56 The provision of Suitable Alternative Natural Greenspace (SANG) is related to the Thames Basin Heaths SPA, and therefore is addressed in the comments in paragraph 4.44.

<sup>14</sup> Definition from the Eco Towns Worksheet

## **L. HISTORIC ENVIRONMENT**

- 4.57 West of Berkshire has a rich and varied historic environment with a wealth of heritage assets across the whole area, having been continuously settled since prehistoric times. Almost all settlements in the area, as well as many of the surrounding rural areas, have identified heritage assets of both national and local interest. In general, the conservation and enhancement of the historic environment will be a matter for each individual authority to deal with within its boundaries, in conjunction with stakeholders such as Historic England. However, there are heritage assets and their settings which span or adjoin boundaries, which will require co-operation between authorities. This will be undertaken as and when required, and does not require further agreement within this statement.

## **M. CLIMATE CHANGE**

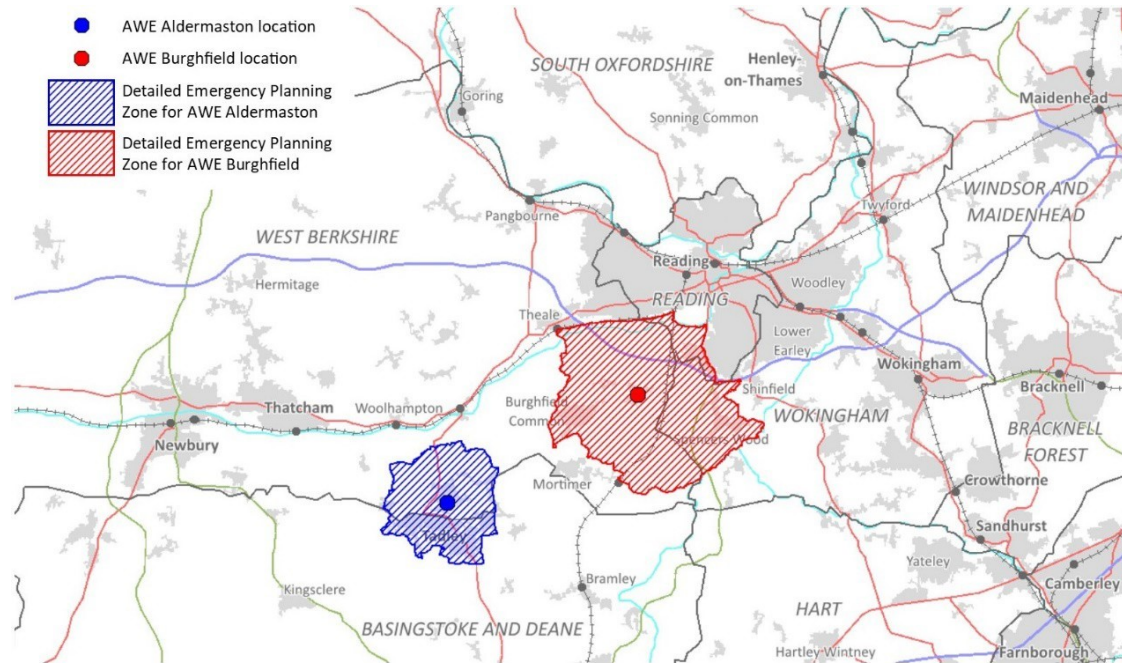
- 4.58 Climate change, by its nature, is a matter which crosses authority, as well as national, boundaries, and which is listed as one of the matters that may need to be subject to the duty to co-operate. Three of the authorities have declared a climate emergency – RBC in February 2019, WBC and WBDC in July 2019. The four authorities agree that they will set out policies to both reduce the contribution to and adapt to climate change, and will work together to share evidence wherever possible. Individual policy approaches will be a matter for each authority to consider. Should cross boundary issues come to light, such as those relating to infrastructure or individual projects, the authorities agree to engage. No further agreement is required within this statement.

## **N. ATOMIC WEAPONS ESTABLISHMENT**

- 4.59 The Atomic Weapons Establishment is a key part of the UK's nuclear deterrent, and is responsible for the design, manufacture, maintenance and decommissioning of nuclear warheads. It operates two sites in the area, at Aldermaston and Burghfield. Both locations are situated within West Berkshire, with the AWE Burghfield site located close to the boundary with both Wokingham and Reading, whilst the AWE Aldermaston site adjoins the boundary with Basingstoke and Deane. For this reason, planning for any development that may affect those facilities is a strategic matter.
- 4.60 The Detailed Emergency Planning Zone for the Burghfield site changed in March 2020 in response to a review under the Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPPIR 2019). WBDC, as the authority responsible for the off-site emergency plan, led on defining the DEPZ and also leads on joint emergency planning guidance for the authorities. The DEPZ around the Burghfield site includes areas in West Berkshire, Wokingham and Reading, whilst the DEPZ around the Aldermaston site includes areas in West Berkshire and Basingstoke and Deane.

4.61 The affected authorities liaise on an ongoing basis with one another and with the Office for Nuclear Regulation as well as AWE, both in terms of land use planning and emergency planning, and this will continue.

**Figure 5: Detailed Emergency Planning Zone for AWE Aldermaston and AWE Burghfield**



**O. MINERALS AND WASTE**

4.62 WBDC is producing its own Minerals and Waste Local Plan to be submitted by July 2021, whilst RBC, WBC, BFC and RBWM are producing a Joint Central and Eastern Berkshire Minerals and Waste Local Plan, which was submitted for examination on 25<sup>th</sup> February 2021. Statements of Common Ground relevant to the production of those plans have been produced separately.



## **5. GOVERNANCE ARRANGEMENTS**

- 5.1 The West of Berkshire Strategic Planning Group, which consists of the portfolio holders for strategic planning and senior officers including Chief Executives and planning leads from the four authorities, meets periodically to discuss strategic planning matters. This Group will take the lead on preparing and updating the SOCG, and proposals to update the SOCG will be brought to that group in the first instance.
- 5.2 The signatories to the SOCG will generally be the four lead members for strategic planning in each local authority. These are the same lead members who sit on the West of Berkshire Strategic Planning Group.

## 6. TIMETABLE FOR REVIEW AND FURTHER CO-OPERATION

6.1 The SOCG will be updated as and when required to feed into the Local Plan processes of the four authorities. The key milestones for Local Plan production in each authority are summarised below. Reading's Local Plan was adopted in November 2019, whilst the other three authorities are expecting to submit during 2021 or 2022.

**Table 7: Local Plan Timetables (NB for current plans where several DPDs exist, only Core Strategy shown)**

Authority	Current Plan Adopted	Review date	Reg 18 consultation	Reg 19 consultation	Submission	Adoption
<b>Bracknell Forest</b>	Core Strategy Feb 2008	TBC	Jun/July 2016 Feb/Mar 2018 Sept 2018 Oct-Dec 2019	Mar - May 2021	Early summer 2021	Spring 2022
<b>Reading</b>	Local Plan Nov 2019	Summer 2024	TBC	TBC	TBC	TBC
<b>West Berkshire</b>	Core Strategy Jul 2012	TBC	Nov 2018 Dec 2020	May 2021 July	Dec 2021	Dec 2022
<b>Wokingham</b>	Core Strategy Jan 2010	TBC	Aug 2016 Nov 2018 Feb 2020 Late summer/ autumn 2021	TBC	TBC	TBC

6.2 With the current Local Plan timescales in mind, it is expected that this statement will need to be reviewed regularly to update on plan progress and reflect any changes in the context. It may also need to be reviewed to reflect proposed national planning changes.

6.3 Further co-operation will be undertaken throughout these local plan production processes and beyond. Each authority is subject to the duty to co-operate with the other authorities within the area, outside it and with a number of other organisations. Three of the four authorities have published documents setting out how they will undertake the duty to co-operate for emerging local plans and identifying the strategic issues and key partners, and these have informed this SOCG. More information can be found in the following documents:

- [Bracknell Forest Duty to Co-operate Framework \(February 2016\)](#)
- [Reading Duty to Co-operate Scoping Strategy \(December 2015\)](#)
- [Wokingham Duty to Co-operate Statement \(July 2016\)](#)

## 7. FURTHER INFORMATION

7.1 Further information can be found in the locations set out below.

### Information on development plans in each authority

- [Bracknell Forest Council](#)
- [Reading Borough Council](#)
- [West Berkshire District Council](#)
- [Wokingham Borough Council](#)

### Cross-boundary evidence documents

- [West of Berkshire Spatial Planning Framework, December 2016](#)
- [Berkshire \(including South Bucks\) Strategic Housing Market Assessment, February 2016](#)
- [Western Berkshire OAN Sensitivity Report, March 2018](#)
- [Berkshire Functional Economic Market Area Study, February 2016](#)
- [West Berkshire Economic Development Needs Assessment, October 2016](#)
- [Central Berkshire Economic Development Needs Assessment, October 2016](#)
- Western Berkshire Retail and Commercial Leisure Assessment, April 2017:
  - [Main report](#)
  - [Plans and appendices 1](#)
  - [Plans and appendices 2](#)
  - [Plans and appendices 3](#)
  - [Household survey results](#)
  - [Bracknell in-centre survey results](#)
- [Bracknell Forest and Wokingham Borough Joint Green Belt Review, June 2016](#)
- [Berkshire HELAA Methodology, November 2016](#)

- [Berkshire Utility Infrastructure Study Update Report, May 2018](#)
- October 2017 [Memorandum of Understanding regarding Reading's unmet need](#) (see Appendix 5)
- [add new MOU when available]

**Other evidence**

- [Bracknell Forest evidence base documents](#)
- [Reading evidence base documents](#)
- [West Berkshire evidence base documents](#)
- [Wokingham evidence base documents](#)

### **Appendix 3: Glossary of bodies engaged**

There are a number of organisations who have played a particularly key role in helping to identify and develop the strategic issues and priorities to be considered as part of the Local Plan Review and will also be key in helping in their monitoring and delivery. These include:

#### **Basingstoke and Deane Borough Council**

We primarily work with the Borough Council at both an officer and member level on dealing with specific issues, such as any cross boundary concerns relating to transport and traffic on the A339 or regarding AWE Aldermaston and AWE Burghfield. We coordinate the officer level off site planning group for AWE Aldermaston and AWE Burghfield. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP). They have recently been engaged on duty to co-operate meeting associated with the unmet employment land requirements.

#### **Berkshire Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)**

#### **Berkshire Local Nature Partnership (BLNP) -**

Please go to <http://berkshirelnp.org/index.php/homepage/the-partners> for further details. We have been fully engaged with the BLNP at both a member and officer level. The Council's Executive Portfolio Holder for Countryside sits on the BLNP Executive Board and the Council's Principal Ecologist sits on the BLNP Steering Group. The Partnership includes representatives from Natural England, Thames Water, Environment Agency, BBOWT and the AONB.

#### **Berkshire Local Transport Body (BLTB)**

The Berkshire Local Transport Body (BLTB) is a partnership of the six Berkshire authorities and Thames Valley Berkshire Local Enterprise Partnership which has been established to prioritise funding for local major transport schemes devolved from the Department for Transport. Slough Borough Council is the Accountable Body for the BLTB. The Council's Executive Portfolio Holder for Transport sits on the Body. For full details of membership, agendas and meeting minutes please go to <http://www.slough.gov.uk/moderngov/mgCommitteeDetails.aspx?ID=601>

#### **Berkshire Strategic Transport Forum (BSTF)**

The Berkshire Strategic Transport Forum (BSTF) brings together the six Berkshire authorities and Thames Valley Berkshire Local Enterprise Partnership, the Department for Transport (DfT), Network Rail, Highways England, Heathrow Airport Limited, and some train and bus operating companies to discuss and consult on matters of mutual interest relating to strategic transport issues in Thames Valley Berkshire. It operates at two levels – one with elected members and business representatives, and the other with senior transport officers. The Berkshire Chief Executives' Group has recognised the importance of these arrangements by nominating one of its members to chair the officers' meeting and liaise with the LEP and the members. The membership of the BLTB and of the Berkshire Strategic Transport (Members') Forum is identical, and the two bodies operate in tandem with each other.



## **Bracknell Forest Borough Council**

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19<sup>th</sup> December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). In addition, a Member Reference Group has been set up to move the outcomes of the SHMA forward into capacity work across the Housing Market Areas and beyond.

## **Environment Agency**

The Environment Agency has responsibility for water quality and resources and we primarily work with it at an officer rather than member level. The Agency have been working with the councils on flood risk environmental matters in their remit, including green and blue infrastructure and responding to Reg 18 consultations on the LPR. The continued use of one to one discussions will be important at the planning application stage and in the delivery of the LPR.

## **Hampshire County Council**

We primarily work with Hampshire County Council at both an officer and member level on dealing with transport issues relating to the A339 and the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

## **Hart District Council**

We continue to work with the District Council at an officer level, although a memorandum of understanding was prepared by Hart District Council in 2013 which made clear there were no strategic issues that needed to be considered between us. They have recently been engaged on duty to co-operate meeting associated with the unmet employment land requirements and nutrient neutrality.

## **Highways England (formerly Highways Agency)**

As the government agency charged with managing motorways and A roads, we have worked with the Highways England at an officer level to provide comments on potential housing and employment sites in advance of any formal public consultation and the organisation has also been involved at all formal stages of the process to date.. The continued use of one to one discussions will be important at the planning application stage and in the delivery of the LPR.

## **Natural England**

Natural England is the government's adviser on the natural environment, providing practical scientific advice on how to look after England's landscapes and wildlife. We have worked with Natural England at an officer level to provide comments on potential sites in advance of any formal public consultation and it has also been involved at all formal stages of the process to date. They have been involved in considering the impact of proposed allocations on the North Wessex Downs AONB. Consultations on Habitats Regulation matters are undertaken particularly recently in relation to nutrient neutrality, they have responded to WBC's initial screening of the Habitats Regulation Assessment for the LPR. The continued use of one to one discussions will be important at the planning application stage and in the delivery of the LPR. We also work together as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

## **North Wessex Downs AONB Council of Partners (NWD AONB)**

The Council of Partners includes member representatives (with officer support) of the nine local authorities which have the administrative responsibilities for the area covered by the North Wessex Downs. It also includes representatives of Natural England, community and parish councils, farming and rural businesses, nature conservation, historic environment, rural recreation and tourism. All have signed a Charter which sets out how we work together for the long term benefit of the AONB and all who live and work in it. The current list of members can be found here -

<http://www.northwessexdowns.org.uk/About-Us/minutes-of-meetings.html>

The Council of Partners has no independent executive powers. Its work is carried out with the prior approval of its constituent local authorities and DEFRA (the funding partners). Minutes of its meetings can be found here -

<http://www.northwessexdowns.org.uk/About-Us/minutes-of-meetings.html>

The Partnership is underpinned by a small AONB delivery team.

Preparation of a Management Plan for the North Wessex Downs AONB (AONB) is a statutory requirement placed upon the constituent local authorities by the Countryside and Rights of Way (CROW) Act 2000. The review, production and publication of the Management Plan, together with the coordination of its delivery, has been delegated by the Council to the Council of Partners. The delivery of the AONB Management Plan is monitored by the Partnership through an annual review of the delivery of the AONB Business Plan, and achievements are reported through the AONB's Annual Report.

## **Office for Nuclear Regulation (ONR)**

The ONR is responsible for regulation of nuclear safety and security across the UK and is responsible for advising on land use planning (LUP) applications in the vicinity of licensed nuclear installations. The aim is to ensure that developments around nuclear installations do not result in populations rising to unacceptable levels.

The ONR administers the government's policy on the control of development and provides advice to the Council, who take this into account in considering whether or not to approve planning applications. Please go to - <http://www.onr.org.uk/land-use-planning.htm> for further details.

We have primarily worked with the ONR at an officer level through the off site planning group for AWE Aldermaston and AWE Burghfield which consists of emergency planning officers from West Berkshire, Basingstoke and Deane Borough Council, Reading Borough Council and Wokingham Borough Council. This meets on a quarterly basis, with planning policy officers attending as appropriate.

### **Oxfordshire County Council**

As part of the work on our Local Plan Review we work with the County Council on transport related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF). We set up individual meetings to discuss specific issues when appropriate such as the updating of the freight network. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

### **Reading Borough Council**

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19<sup>th</sup> December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). Reading has also been a signatory to the statement of common ground in 2021 in relation to strategic planning matters as set out in Appendix 2 They have recently been engaged on duty to co-operate meeting associated with the unmet employment land requirements.

### **Royal Borough of Windsor and Maidenhead**

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19<sup>th</sup> December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). They have recently been engaged on duty to co-operate meeting associated with the unmet employment land requirements.

### **Slough Borough Council**

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation.

The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19<sup>th</sup> December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP) which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). They have recently been engaged on duty to co-operate work associated with the unmet employment land requirements.

### **Buckinghamshire Unitary Authority and part predecessor South Buckinghamshire District Council**

We have primarily worked with the new unitary council district council at both an officer and member level during the preparation of the Berkshire SHMA once it was identified as part of the area covered. South Bucks later indicated that it did not want to be actively involved in the Berkshire SHMA but was pursuing alternative options which were linked to it taking forward a joint local plan with Chiltern District Council. It also declined to take part in the jointly commissioned work on the Functional Economic Market Area (FEMA). More recently we have been working with them on meeting our unmet employment land provision as well as strategic cross boundary planning matters.

### **South Oxfordshire District Council**

As part of the work on our Local Plan Review we work with the District Council on transport and economic related issues at both an officer and member level. We also set up individual meetings with the District Council to discuss specific issues when appropriate, such as the cross boundary implications of housing growth or employment matters particularly recently WBC unmet employment land requirements. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

### **Test Valley Borough Council**

We will set up individual meetings with the Borough Council to discuss specific issues when appropriate and recently have engaged with them on the LPR particularly in relation to unmet employment need requirements and nutrient neutrality , although issues relating to other local plan topics have been discussed. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

### **Thames Valley Berkshire Local Economic Partnership (TVB LEP)**

<http://thamesvalleyberkshire.co.uk/>

We are engaged at both an officer and member level with the TVB LEP.

### **Thames Valley Environmental Records Centre (TVERC)**

TVERC is a 'not for profit' organisation covering Berkshire and Oxfordshire. It is run by a partnership and is one of a national network of local records centres. Its funding partners

include all the local authorities in Oxfordshire & Berkshire plus Natural England and the Environment Agency. It also works closely with the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust. TVERC provides the following services for the Council –

- Provision of sites, species and habitat data
- Data collection and management
- Data analysis and presentation
- Supporting recorders and volunteers
- Local Wildlife Sites surveys
- Review of Ancient Woodland inventory
- Roadside nature reserves surveys

All this information has informed the SA/SEA work as part of the site selection process. It also forms part of the regular data collected and monitored as part of the Council's Annual Monitoring Report.

### **Thames Water**

As the statutory water and waste water provider we have worked with Thames Water at an officer level to provide comments on potential housing sites in advance of any formal public consultation and the organisation has also been involved at all formal stages of the process to date. The continued use of one to one discussions will be important at the planning application stage and in the delivery of the LPR.

### **Vale of White Horse District Council**

As part of the work on our wider Local Plan we work with the District Council on transport and economic related issues at both an officer and member level. We also set up individual meetings with the Vale of White Horse District Council to discuss specific issues when appropriate, such as the cross boundary implications of housing growth more recently on meeting WBC unmet employment land requirements. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

### **Wiltshire Council**

As part of the work on our wider Local Plan we work with Wiltshire Council particularly on transport related issues at both an officer and member level. We do this primarily through the Berkshire Strategic Transport Forum (BSTF). We set up individual meetings to discuss specific issues when appropriate such as the updating of the freight network more recently on meeting WBC unmet employment land requirements. We also work together at both an officer and member level as constituent members of the North Wessex Downs AONB Council of Partners (CoP).

### **Wokingham Borough Council**

We use the Memorandum of Understanding on Strategic Planning (MoU) signed by all the Berkshire unitary authorities as a starting point to guide our approach to cooperation. The MoU provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate. In accordance with the MoU, which was formally adopted by West Berkshire Council on 19<sup>th</sup> December 2013, we use existing partnerships and working groups to take issues forward as appropriate. At an officer level these include the Berkshire Development Plans Group (DPG) which provides a co-ordinating role for planning policy officers across Berkshire to discuss matters of mutual interest on a bi monthly basis. This reports to the Berkshire Heads of Planning (BHoP)

which provides a strategic planning policy overview for chief planning officers across Berkshire to discuss matters of mutual interest. To date, together with the Thames Valley Berkshire Local Economic Partnership, the Group has been instrumental in coordinating the work of the Strategic Housing Market Assessment (SHMA) and the identification of a Functional Economic Market Area. BHoP periodically keeps Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward. At a member level there are regular meetings of Berkshire Leaders (and occasional meeting of portfolio holders for specific issues). In addition, a Member Reference Group has been set up to move the outcomes of the SHMA forward into capacity work across the Housing Market Areas and beyond. They have recently been engaged on duty to co-operate meetings associated with the unmet employment land requirements.

### **Other bodies**

As part of the Duty to Cooperate process the Council has also engaged with a number of other bodies and these include:

- Berkshire Association of Local Councils
- British Aggregates Association
- Cemex (UK)
- Centrica PLC (British Gas)
- Civil Aviation Authority
- Community Council For Berkshire
- Country Land & Business Association
- English Heritage
- Friends, Families and Travellers (FFT)
- Grundon Waste Management Ltd
- Gypsy Council
- Highways Agency
- Home Builders Federation
- Homes and Communities Agency - South and West
- Marine Management Organisation
- Mayor of London
- Mineral Products Association Ltd
- National Farmers Union
- National Grid
- Network Rail
- Newbury and District Clinical Commissioning Group
- NHS England
- North and West Reading Clinical Commissioning Group
- North Wessex Downs AONB
- Office for Nuclear Regulation
- Office of Rail Regulation
- Openreach newSites
- Police and Crime Commissioner
- Renewable UK Association
- Royal Berkshire Ambulance NHS Trust
- Royal Berkshire Fire & Rescue Service
- Scottish and Southern Energy Plc



- Showmen's Guild of Great Britain
- Swindon Borough Council
- Thames Valley Police
- The Coal Authority
- The National Federation of Gypsy Liaison Groups
- Transport for London
- Veolia Environmental Services
- Wales and West Utilities
- West Berkshire Disability Alliance

## Appendix 4

### Memorandum of Understanding between the Berkshire Unitary Authorities on Strategic Planning and the “Duty to Co-operate” on Planning Matters in Berkshire

As single tier authorities, the six Berkshire unitary authorities are both local and strategic planning authorities for their areas. The Localism Act 2011 brings significant changes to strategic planning in England. Strategic planning remains an essential part of the planning system. The Act provides for a bottom up approach to strategic planning in a local area through the “duty to co-operate.”

The Act sets out that a local planning authority has a duty to co-operate by:

*“engaging constructively, actively and on an on-going basis in the preparation of development plan and other documents and in activities that can reasonably be considered to prepare the way for the preparation of such documents for strategic matters.”*

The requirements of the Localism Act are complemented by the guidance in paragraphs 178-181 of the National Planning Policy Framework (NPPF), although these are additional to those within the Act. The NPPF includes reference to local authorities considering agreements on joint approaches to the undertaking of activities and to considering whether to agree to prepare joint local development documents. The duty involves a continuous process of engagement from initial thinking through to implementation. It should result in meeting development requirements, including unmet requirements from neighbouring authorities, where it is practical to do so. Authorities should also consider producing plans or policies prepared as part of a joint committee, a memorandum of understanding or a jointly prepared strategy which is presented as evidence of an agreed position.

The Duty to Co-operate has become the first matter that is tested at a local plan examination. Failure to co-operate will result in delay and increased costs in bringing forward up to date local plans thereby increasing the risks at planning appeals.

In the light of the duty the Berkshire Unitary Authorities have formulated and agreed the following memorandum of understanding:

- A. **Agreeing Strategic/Cross Boundary Issues:** The authorities will endeavour to agree appropriate Berkshire, or part of Berkshire, baseline positions on relevant strategic planning matters as a starting point for the potential development of strategic planning policies for all or part of Berkshire.
- B. **Joint Evidence Base:** The authorities will develop an evidence base that provides potential for sharing across authorities where it is prudent and appropriate to do so relating to strategic planning matters. This might include issues such as demographics, population projections, housing market assessments, gypsy and traveller needs, employment, retail and transport studies, infrastructure plans, minerals and waste (see separate Memorandum of Understanding), strategic environmental and green infrastructure, decentralised

energy infrastructure and other issues of cross boundary interest. This could include the joint commissioning by two or more Berkshire authorities of studies into these matters.

- C. **Other Authorities Plans:** Where it will add weight, the authorities will consider, assess and make joint representations on the strategic aspects of local plans prepared by authorities adjoining Berkshire, especially on minerals and waste matters;
- D. **Joint Strategies:** The authorities will consider opportunities to develop joint strategies and deliver agreed or joint positions or policies in relation to specific topics or development needs where the evidence demonstrates that this is appropriate, (e.g. planning for the SPA or AWE).
- E. **Statements of Common Ground:** The authorities will involve their neighbouring authorities and other partner organisations (e.g. the Berkshire LEP, Environment Agency, Highways Authority, etc.) to which the duty to co-operate applies in the identification of issues and options, in resolving objections and preparing statements of common ground in relation to the preparation of individual local plan documents and other planning policy documents.

The operation of this Memorandum of Understanding will be the responsibility of Berkshire Development Plans Group (DPG), reporting to the Berkshire Heads of Planning (BHoP). In turn, BHoP will periodically (at least once a year) keep Lead Councillors informed on how mechanisms for fulfilling the duty to co-operate are progressing and being taken forward.

This Memorandum of Understanding provides a framework for joint working between the Berkshire authorities and it allows refined Agreements to be agreed between individual authorities on specific areas where they consider it appropriate.

Signed:

Bracknell Forest Council

Reading Borough Council

Royal Borough of Windsor Maidenhead

Slough Council

West Berkshire Council

Wokingham Borough Council



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## Agenda Item 19:

### Motions submitted for debate at the Council meeting on 1 December 2022

**(a) The following Motion has been submitted in the name of Councillor Jeff Brooks:**

Support the Watermill Theatre

*“The Council notes that The Watermill Theatre has lost its National Portfolio Organisation (NPO) status and, as a result, will lose a grant of £450,000 per annum from the Arts Council. This is 14% of its annual turnover.*

*The award-winning Watermill Theatre is a major part of our District’s provision of performing arts, especially working with young people. It developed a Youth Advisory Board helping to create opportunities to perform on The Watermill stage with a fully-supported production by The Youth Ensemble every season. From early years to higher education, there is something for everyone. The Watermill engages with schools in many ways, including running workshops, backstage tours and theatre visits and providing educational resources, work experience, teacher training, CPD, Arts Awards and Arts Mark support.*

*It is a vital contributor to the cultural experiences that our residents can enjoy.*

*This loss of funding threatens the Watermill’s work on stage and its community engagement programme, which works with more than 20,000 people a year, including refugees, young people with autism and adults with additional needs.*

*This Council therefore resolves to write to the Arts Council and the District’s three MPs, in support of the Watermill Theatre and ask it to re-consider its decision and consider what other funding options could be available to the Theatre”.*

**(b) The following Motion has been submitted in the name of Councillor Adrian Abbs:**

Insulation

**“Overview:**

*Council acknowledges that this year, especially, the most vulnerable in West Berkshire will still be struggling to choose between heating or eating. People living in poorly insulated properties are in an even worse situation, because the poorer the insulation the more it costs to heat the same size space.*

*This motion commits West Berkshire Council to take a bold step in helping as many residents as possible and as rapidly as possible to have a positive impact on energy needs next winter.*

*Council notes:*

- *That we declared a climate emergency across the district, and we need to make progress on our district target as a matter of urgency.*
- *That the better a property is insulated the lower the need for any kind of heating.*
- *That for any insulation scheme, there will be a shortage of skills needed to implement the scheme.*
- *That many believe the costs of fossil fuel will not return fully to previous levels for many years, if ever.*



## **Agenda Item 19:**

- *That better insulation is one of the best ways to jump up from a D or E to a C EPC rating.*

### ***In order to help:***

*This Council will introduce a scheme which will begin by focusing on those who cannot afford to undertake basic insulation, or lack the skills, or physical ability to do it.*

*Criteria that should be met:*

- *Living in a home or flat that has an EPC of E or below;*
- *Can demonstrate to the Council that they are not in a position to:*
  - *Afford the simple steps to better insulation, in which case material will be supplied;*
  - *Afford the simple steps to better insulation and don't have the skills to implement, in which case, materials will be provided and a ½ day course made available for them to gain the skills;*
  - *Afford the simple steps to better insulation and don't have the physical ability to undertake the work, in which case, the material would be provided, and work carried out for them.*

### **THE MOTION**

*This Council commits to:*

- *Introducing a scheme before 31<sup>st</sup> March 2023 in order to be able to take advantage of the Household Support Fund which has up to £421 million available.*
- *Identifying*
  - *the first 500 homes that meets the affordability and physical ability criteria.*
  - *the first 1000 homes that meets the supply and training criteria.*
  - *the first 1500 that meets the supply only criteria.*
- *Creating a directory of local tradespeople who will participate in the implementation of the scheme.*
- *Working with local education facilities (such as Newbury College) to ensure the availability of short ½ to 1 day courses for those wanting to skill-up.*
- *Ensuring those that have the greatest need are helped first.*
- *Working with both the public and private sectors to ensure anyone meeting the criteria can take advantage of the scheme (no matter who owns the property).*
- *Applying for complete funding from government to fund the project.*
- *Investigating the creation of a WBC Insulation Bond that would act as a backstop or allow for the extension of the programme dependant on the success of the grant bid.*
- *Approaching Greenham Trust to support West Berkshire Council in this program with whatever match funding they could make available”.*

## Agenda Item 20

### Member Questions to be answered at the Council meeting on 1 December 2022.

Members of the Executive to answer the following questions submitted by Councillors in accordance with the [Council's Constitution](#):

- (A) Question not related to an item of business to be answered by the Portfolio Holder for Internal Governance and Strategic Partnerships submitted by Councillor Jeremy Cottam:**

*"In light of the recent dramatic climate events, has West Berkshire Council's risk register been reviewed recently to ensure that the environmental causes of risk are suitably understood and represented, and that the associated mitigating actions are in place?"*

- (B) Question not related to an item of business to be answered by the Portfolio Holder for Health and Wellbeing submitted by Councillor Adrian Abbs:**

*"What are the Council's plans for filling the gaps in the provision of defibrillators across West Berkshire?"*

- (C) Question related to an item of business to be answered by the Portfolio Holder for Planning, Transport and Countryside submitted by Councillor Lee Dillon:**

*"If the members of this Administration are so committed to their vision for London Road, why haven't they put it in the Local Plan?"*

- (D) Question not related to an item of business to be answered by the Portfolio Holder for Planning, Transport and Countryside submitted by Councillor Phil Barnett:**

*"When Members consider planning applications where working hours on a construction site is an important consideration in their deliberations on said applications, can the portfolio holder identify why contractors on so many recent Western Area approvals have deliberately over-ridden these conditions to suit their own schedules, affecting many residents in the surrounding roads?"*

- (E) Question not related to an item of business to be answered by the Portfolio Holder for Leader of the Council submitted by Councillor Carolyne Culver:**

*"In the light of pressure on the council's budget from inflation and real terms cuts, will the leader give an undertaking that the ruling group will work cooperatively with opposition members when setting the next budget to protect council services, particularly those affecting the most vulnerable residents in the district?"*

## Agenda Item 20

### Member Questions to be answered at the Council meeting on 1 December 2022.

Members of the Executive to answer the following questions submitted by Councillors in accordance with the [Council's Constitution](#):

- (F) Question not related to an item of business to be answered by the Portfolio Holder for Housing, Leisure and Culture submitted by Councillor Steve Masters:**

*“With the increasing pressure on mortgage payers and private landlords increasing rents is the council confident that it has enough emergency accommodation for individuals and families who may become homeless in the coming months?”*

- (G) Question not related to an item of business to be answered by the Portfolio Holder for Planning, Transport and Countryside submitted by Councillor Adrian Abbs:**

*“What is the Current Typology (Categorisation) of the Old Football Ground Grass Pitch at the Southern end of Faraday Road?”*

- (H) Question not related to an item of business to be answered by the Portfolio Holder for Internal Governance and Strategic Partnerships submitted by Councillor Carolyne Culver:**

*“When will the recruitment freeze in planning be lifted?”*

- (I) Question not related to an item of business to be answered by the Portfolio Holder for Housing, Leisure and Culture submitted by Councillor Steve Masters:**

*“How many major developments, completed since May 2019 have met their affordable housing target – and in particular the 70% social rent target?”*

- (J) Question not related to an item of business to be answered by the Portfolio Holder for Planning, Transport and Countryside submitted by Councillor Adrian Abbs:**

*“Why has the Old Football Ground Grass Pitch at the Southern end of Faraday Road been or was it included in the Brownfield site BR/201729 when the NPPF Criteria for Brownfield and your web site specifically excludes Recreation Grounds?”*

- (K) Question not related to an item of business to be answered by the Portfolio Holder for Housing, Leisure and Culture submitted by Councillor Steve Masters:**

*“What are the current numbers on the housing register?”*