

**West Berkshire Local Plan Review 2022-2039**  
**Schedule of Proposed Additional (minor) Modifications (AM)**

This Schedule contains proposed Additional Modifications (AM) to the submitted [West Berkshire Local Plan Review 2022 – 2039 \(LPR\)](#). Additional modifications (sometimes also referred to as “minor modifications”) are changes which do not materially affect the policies in the Plan and therefore they do not fall within the scope of the Examination. This Schedule is published for information only.

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

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

Ref:	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Additional (minor) Modification	Reason for modification
AM0.1	Various	Throughout the document	<i>Amend the title and references to the LPR plan period throughout the document as follows:</i>  <i>‘West Berkshire Local Plan Review <del>2022-2039</del> <u>2023-2041</u>’</i>	Factual update
AM0.2	Contents pages	Contents	<i>Amend to reflect the new RSA and DM policies and the removal of policies SP13, SP14, SP15, SP21 and DM30</i>	Factual update
AM0.3	Various	Throughout the document	<i>Re-order, re-number and re-format policies and paragraphs throughout the document as appropriate and update referencing and hyperlinks as necessary</i>	Factual updates and to ensure consistency in presentation

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<b>Chapter 1 Introduction &amp; Background</b>				
AM1.1	5	Paragraphs 1.2-1.2, 107-1.10	<i>Delete paragraphs under the headings 'Setting the Scene' and 'Why are we Reviewing the Local Plan'</i>	Information no longer required
AM1.2	6	Neighbourhood Planning Paragraph 1.14	<p><i>Update paragraph 1.14 as follows:</i></p> <p>'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. <del>Appendix 6 sets out how the LPR policies will be applied in the neighbourhood planning context.</del> In West Berkshire we have <del>two</del> <u>four</u> made neighbourhood plans – the Stratfield Mortimer Neighbourhood Development Plan (2017), <del>and the Compton Neighbourhood Development Plan (2022),</del> <u>the Hermitage Neighbourhood Plan (2024) and the Cold Ash Neighbourhood Plan (2024).</u>'</p>	<p>Factual update</p> <p>As a consequence of Proposed MM109</p>
AM1.3	6	What has happened so far? Paragraphs 1.16-1.21	<p><i>Amend title as follows:</i></p> <p><del>'What has happened so far? Preparation of the LPR'</del></p> <p><i>Update paragraphs 1.16-1.21 as necessary to reflect the progress of the LPR.</i></p>	Factual updates as appropriate to reflect the progress of the LPR

AM1.4	7	Duty to Cooperate Paragraph 1.22	<p><i>Update as follows:</i></p> <p>‘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 <del>is being</del> <u>has been</u> produced through close partnership working with our neighbouring local authorities to ensure that cross-boundary planning issues <del>are being</del> <u>have been</u> taken into account. We have also co-operated with all authorities within a 60 minute “drive time” of Newbury with regards to employment issues. <del>Key work on satisfying the duty takes place on an ongoing basis.</del> A Duty to Cooperate Statement <del>accompanies</del> <u>accompanied</u> the <u>submitted</u> <del>Draft LPR and</del> <u>which</u> sets out in detail how the Council <del>is co-operating</del> <u>co-operated</u> on strategic cross-boundary issues in order to create and deliver a positively prepared plan.’</p>	Factual updates as appropriate to reflect the progress of the LPR
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AM1.5	7	What evidence supports the LPR? Paragraphs 1.23-1.25	<p><i>Update as follows:</i></p> <p>‘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 <del>has been</del> <u>was</u> prepared, reviewed and updated as necessary as part of the LPR preparation. The aim <del>has been</del> <u>was</u> to understand how West Berkshire functions as a place, what makes it unique, and what <del>is</del> <u>was</u> required to conserve and enhance that uniqueness.</p> <p>1.24 The evidence can be broken down into two parts:</p> <ul style="list-style-type: none"> <li>• The views and experiences of our local communities and those with a stake in the future of the District; and</li> <li>• Technical research in the form of published studies</li> </ul> <p>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. <del>This evidence base will be added to as the LPR progresses.</del>’</p>	Factual updates as appropriate to reflect the progress of the LPR
AM1.6	8	Testing the LPR - Paragraphs 1.27-1.28	<p><i>Rename ‘Sustainability Appraisal’ and update as follows:</i></p> <p>‘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.</p> <p>1.28 <del>The SA process is intended to be an integral part of preparing a local plan, rather than separate to it. The SA of the Draft-LPR has been</del> <u>was</u> fully integrated into the plan-making process, so that it <del>has</del> informed and influenced the LPR as it <del>has</del> evolved. <del>The SA will continue to evolve as the LPR progresses.</del>’</p>	Factual updates as appropriate to reflect the progress of the LPR

AM1.7	8	Next steps - Paragraph 1.29	Delete heading 'Next Steps' and paragraph 1.29	Factual updates as appropriate to reflect the progress of the LPR
<b>Chapter 3 Shaping West Berkshire: Vision and Objectives</b>				
AM3.1	10	Paragraph 3.4	<p><i>Amend text as follows:</i></p> <p>'Heritage assets will be conserved and enhanced and there will be greater opportunity for enjoyment and appreciation of the special qualities of the built, <u>historic</u> and natural environment.'</p>	To reflect that the built environment is not synonymous with the historic environment. As agreed in the <a href="#">Statement of Common Ground with Historic England</a> .
<b>Chapter 4 Development Strategy: Our Place Based Approach</b>				
AM4.1	12	Paragraph 4.5	<p><i>Amend text as follows:</i></p> <p>'...The LHN for West Berkshire is <del>513</del> <u>515</u> dwellings per annum, using a <del>2022</del> <u>2023</u> base date.'</p>	Factual update
AM4.2	12	Paragraph 4.6	<p><i>Amend text as follows:</i></p> <p>'In addition, there are other designations including conservation areas and <u>Registered historic</u> parks and gardens...'</p>	For accuracy as agreed in the <a href="#">Statement of Common Ground with Historic England</a> .
AM4.3	16	Policy SP1	<p><i>Amend last sentence of fourth paragraph as follows:</i></p> <p>'.....as set out in Policy DGM1 and DM35.'</p>	Typo
AM4.4	19	Paragraph 4.24 of the supporting text to policy SP2	<p><i>Amend as follows:</i></p> <p>'... Under Section 85 of the Countryside and Rights of Way Act 2000 (<u>as amended</u>), the Council has a duty to <del>have regard to</del> <u>seek to further</u> the primary purpose of designation.....'</p>	Factual change to reflect the amendment made to section 85(1) of the Countryside and Rights of Way Act 2000

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				by section 245 (Protected Landscapes) of the Levelling Up and Regeneration Act 2023 (LURA).
AM4.5	Various	Throughout the document	<p><i>Delete and amend references to the AONB as appropriate throughout the document and accompanying Policies Map as follows:</i></p> <p><i>‘AONB <u>National Landscape</u>’</i></p> <p><i>Insert additional text in paragraph 2.1 as follows:</i></p> <p><i>‘The North Wessex Downs National Landscape is a nationally important and legally protected landscape, <u>designated as an Area of Outstanding Natural Beauty (AONB)</u> for the quality of its scenic beauty....’</i></p> <p><i>Insert additional text at the start of paragraph 4.24 as follows:</i></p> <p><i><u>‘The North Wessex Downs is a nationally important landscape, designated as an Area of Outstanding Natural Beauty (AONB) and protected by the Countryside and Rights of Way Act 2000 (CROW Act) to conserve and enhance its natural beauty. On 22 November 2023 AONBs across England and Wales became known as National Landscapes, but the formal designation, and the legal protections, remain the same.’</u></i></p>	Factual changes for clarification and to reflect the rebranding of AONBs to National Landscapes.
AM4.6	18	Paragraph 4.21 of the supporting text to policy SP1	<p><i>Amend the final paragraph as follows:</i></p> <p><i>‘The approach in the different spatial areas reflects the different characteristics of the different parts of West Berkshire. Policies <del>SP13-15</del></i></p>	Factual change

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			SP12, SP13, SP14 and RSA1-29 set out the proposed allocations for residential and mixed use development in the separate spatial areas and the housing requirements for neighbourhood plans'	
AM4.7	25	Para 4.46 of the supporting text to policy SP4	<i>Amend MM9 as follows:</i>  '.... <u>This process was undertaken in 2019/20 and reviewed in 2022/23.</u> '	Factual change
<b>Chapter 5 Our Environment and Surroundings</b>				
AM5.1	26	Policy SP5	<i>Add text of the policy as follows:</i>  '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, <del>by adopting principles of reversibility and minimum intervention</del> in accordance with Policy SP9. <u>This necessitates taking a whole building approach informed by heritage expertise.</u> '	To simplify the criterion as agreed in the <a href="#">Statement of Common Ground with Historic England</a> .
AM5.2	26	Paragraph 5.1 of the supporting text to policy SP5	<i>Amend text as follows:</i>  '....nitrous <del>oxide monoxide</del> ....'	Factual change. As agreed in the Statement of Common Ground with the Environment Agency
AM5.3	30	Paragraph 5.15 of the supporting text to policy SP6	<i>Amend third sentence as follows:</i>  <i>In other cases it may be identified from other policies contained within the LPR, for example Policies SP1, SP3, <del>SP20</del> and DM1.'</i>	Typo
AM5.4	33	Policy SP7	<i>Amend second paragraph of policy as follows:</i>	For effectiveness. As agreed in the <a href="#">Statement</a>

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			‘...or as superseded, and at a local level, this includes neighbourhood plans, <u>design guides or codes</u> and relevant community planning documents that identify the local character and distinctiveness of an area which is valued by local communities.’	<a href="#">of Common Ground with Historic England</a>
AM5.5	34	Paragraph 5.31 of the supporting text to policy SP7	<i>Add the following to end of paragraph:</i>  ‘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. <u>In accordance with Policy SP6, where practicable and appropriate, any development should include an undeveloped buffer zone of 10m on both sides of the Canal.</u> ’	For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency
AM5.6	48	Paragraph 5.80 of the supporting text to policy SP11	<i>Amend text as follows:</i>  ‘...in accordance with policy DM156.....’	Typo
AM5.7	28-30	New text after paragraph 12 of policy SP6	<i>Amend new text added after paragraph 12 of the policy (MM10) as follows:</i>  ‘A Cumulative Impact Assessment (CIA) forms an addendum to the Level 1 SFRA, and it identifies those river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. Where the latest <u>CIA Cumulative Impact Assessment</u> identifies...’	Typo
AM5.8	28-30	New text after paragraph 13 of	<i>Amend new text added after paragraph 13 of the policy (MM10) as follows:</i>	Typo



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		policy SP6	'...In line with the recommendations of the <del>Cumulative Impact Assessment</del> CIA,...'	
<b>Chapter 6 Delivering Housing</b>				
AM6.1	62	Paragraph 6.44 of the supporting text to policy SP16	<i>Insert additional text to the end of paragraph 6.44 as follows:</i>  '... <u>As part of this a housing and infrastructure phasing plan is expected to accompany planning proposals for the site.</u> '	For clarity
AM6.2	62	Paragraph 6.48 of the supporting text to policy SP16	<i>Insert additional text to the end of paragraph 6.48 as follows:</i>  '... <u>in line with the site's Infrastructure Delivery Plan as required in the Sandleford Park Supplementary Planning Document.</u> '	For clarity. As agreed in the Statement of Common Ground with the Environment Agency
AM6.3	68	Paragraph 6.67 of the supporting text to policy SP18	<i>Amend text as follows:</i>  '.....and accessible (see Policy DM20 <u>19</u> )'	Typo
AM6.4	68	Paragraph 6.69 of the supporting text to policy SP18	<i>Amend text as follows:</i>  ' ..... This is to be implemented as a minimum standard through <u>changeds</u> to the buildings regulations .....	Typo
AM6.5	68	Paragraph 6.71 of the supporting text to SP18	<i>Amend text as follows:</i>  'The Whole Plan Viability a <u>Assessment</u> .....	Typo

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AM6.6	68	Paragraph 6.72 of the supporting text to SP18	<i>Amend text as follows:</i>  ' .... the <del>LHN assessment</del> <u>Housing Needs Assessment Update (2022)</u> identifies a need for.....'	Factual update
AM6.7	71	Paragraph 6.79 of the supporting text to policy SP19	<i>Amend text as follows:</i>  '...housing need of <u>515</u> <del>513</del> .....'	Factual update
AM6.8	66	New para after 6.61 of the supporting text to policy SP17	<i>Amend MM26 as follows:</i>  ' <u>The indicative site map plan (figure x) shows indicative locations....</u> '	Typo and to ensure consistency with the RSA policies
AM6.9	65	Paragraph 6.65 of the supporting text to policy SP18	<i>Remove final sentence as follows:</i>  ' <del>Policy DM30: Residential space standards sets 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.</del> '	To reflect the deletion of policy DM30 in MM90
AM6.10	52-53	Supporting text to policy SP12	<i>Amend MM19 as follows:</i>  <i>Paragraph 6.12 to read:</i>  '...account therefore needs to be taken of sites that have <del>already been</del> <u>were</u> allocated in the .....  <i>Paragraph 6.15 to read:</i>	Typos and factual updates

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			<p>‘Several sites that <del>are</del> <u>were</u> allocated within the Core Strategy and HSA DPD <del>are not being</del> <u>have not been</u> retained in the LPR....’</p> <p><i>Paragraph 6.20 to read:</i></p> <p>‘....It has been based on the average annual delivery on small sites of less than 10 units over the existing plan period 2006 – <del>2022</del> <u>2023</u>.</p>	
<b>Chapter 7 Fostering Economic Growth and Supporting Local Communities</b>				
AM7.1	74	Paragraph 7.9 of the supporting text to policy SP20	<p><i>Amend paragraph 7.9 as follows:</i></p> <p>‘<del>Policy SP21</del> <u>Chapter 8</u> sets out a number of site allocations for industrial land, ....’</p>	To reflect the deletion of policy SP21.
AM7.2	80	Paragraph 7.39 of the supporting text to policy SP22	<p><i>Amend text as follows:</i></p> <p>‘...and the Council <del>are currently completing</del> <u>has also completed</u> similar strategies for Thatcham and Hungerford.’</p>	Factual update
AM7.3	82	Paragraph 7.49 of the supporting text to policy SP23	<p><i>Insert text at the end of the paragraph as follows:</i></p> <p><u>‘Development that encourages modal shift of good and people to more sustainable forms of transport will be supported.’</u></p>	Clarification
<b>Chapter 8 Non-Strategic Site allocations: Our Place Based Approach</b>				
AM8.1	85	Policy RSA1	<p><i>Amend criterion as follows:</i></p> <p>‘Informed by <del>an archaeological desk based assessment as a minimum and</del></p>	To ensure consistency across all the RSA policies.

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			<del>field evaluation if required to assess the historic environment potential of the site</del> <u>the archaeological assessment already undertaken of the site.</u>	As agreed in the <a href="#">Statement of Common Ground with Historic England</a> .
AM8.2	87	Policy RSA2	<p><i>Amend criterion as follows:</i></p> <p><del>'Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site</del> <u>the archaeological assessment already undertaken of the site.</u></p>	<p>To ensure consistency across all the RSA policies.</p> <p>As agreed in the <a href="#">Statement of Common Ground with Historic England</a>.</p>
AM8.3	93	Policy RSA5	<p>Amend criterion as follows:</p> <p><del>"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</del> <u>the archaeological assessment already undertaken of the site."</u></p>	<p>To ensure consistency across all the RSA policies.</p> <p>As agreed in the <a href="#">Statement of Common Ground with Historic England</a>.</p>
AM8.4	111	Policy RSA13	<p><i>Amend criterion as follows:</i></p> <p><del>'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. Development should be informed by an</del> <u>archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.</u></p>	<p>To ensure consistency across all the RSA policies.</p> <p>As agreed in the <a href="#">Statement of Common Ground with Historic England</a>.</p>

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AM8.5	113	Policy RSA14	<p><i>Amend criterion as follows:</i></p> <p>'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. <u>A pre-determination evaluation will be required.</u></p>	<p>To ensure consistency across all the RSA policies. As agreed in the <a href="#">Statement of Common Ground with Historic England</a>.</p>
AM8.6	115	Policy RSA15	<p><i>Amend criterion as follows:</i></p> <p>'i) Development will be informed by <del>an</del> <u>the</u> archaeological assessment <del>already undertaken of the site, in the form of a geophysical survey followed by trial trenching if necessary</del></p>	<p>To ensure consistency across all the RSA policies. As agreed in the <a href="#">Statement of Common Ground with Historic England</a>.</p>
AM8.7	121	Policy RSA18	<p><i>Amend criterion as follows:</i></p> <p>'j) <del>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</del> <u>Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.</u></p>	<p>To ensure consistency across all the RSA policies. As agreed in the <a href="#">Statement of Common Ground with Historic England</a>.</p>
AM8.8	124	Policy RSA19	<p><i>Amend text of the policy as follows:</i></p> <p>'k) <del>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.</del> <u>Development will be informed by an archaeological desk based assessment as a minimum and field</u></p>	<p>To ensure consistency across all the RSA policies. As agreed in the <a href="#">Statement of Common Ground with Historic England</a>.</p>

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			<u>evaluation if required to assess the historic environment potential of the site.'</u>	<a href="#">England.</a>
AM8.9	126	Policy RSA20	<p><i>Amend criterion as follows:</i></p> <p>'j) The development will be informed by <del>a desk based archaeological assessment followed by field evaluation if necessary</del> <u>the archaeological assessment already undertaken of the site.'</u></p>	<p>To ensure consistency across all the RSA policies.</p> <p>As agreed in the <a href="#">Statement of Common Ground with Historic England.</a></p>
AM8.10	128	Policy RSA21	<p><i>Amend criterion as follows:</i></p> <p><del>"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</del> <u>Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.'</u></p>	<p>To ensure consistency across all the RSA policies.</p> <p>As agreed in the <a href="#">Statement of Common Ground with Historic England.</a></p>
AM8.11	138	Policy ESA1	<p><i>Amend criterion as follows:</i></p> <p>'j) Development will be informed by an archaeological desk based assessment as a <u>minimum</u> and field evaluation <u>if required</u> to assess the historic environment potential of the site.'</p>	<p>To ensure consistency across all the ESA policies.</p> <p>As agreed in the <a href="#">Statement of Common Ground with Historic England.</a></p>
AM8.12	146	Policy ESA5	<p><i>Amend criterion as follows:</i></p> <p>'g) Development will be informed by a <del>A-Tree Survey</del>.....</p>	Typo

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AM8.13	148	Policy ESA6	<p><i>Amend criterion as follows:</i></p> <p>'g) Development will be informed by an archaeological desk based assessment <u>as a minimum and</u> field evaluation if required to assess the historic environment potential of the site.'</p>	<p>To ensure consistency across all the ESA policies.</p> <p>As agreed in the <a href="#">Statement of Common Ground with Historic England</a>.</p>
<b>Chapter 9 Development Management Policies: Our Place Based Approach</b>				
AM9.1	155 - 156	Paragraph 9.2 of the supporting text to policy DM1	<p><i>Amend as follows:</i></p> <p><del>'Further detail is also set out in Policies DM16, DM17, DM20, DM23, DM24, DM25, DM27, DM28 and DM29.'</del></p>	Consequential amendment arising from MM73, inclusion of the policy references in DM1
<b>Chapter 10 Development Management Policies: Our Environment and Surroundings</b>				
AM10.1	155 - 156	Policy DM4	<p><i>Amend as follows:</i></p> <p><b>'2. New Non-Residential Development, including hotels, residential institutions, secure residential institutions - minimum construction standard .....</b></p> <ul style="list-style-type: none"> <li>BREEAM Excellent (BREEAM 2018 <u>New Construction V6</u> or future</li> </ul>	Factual update

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			equivalent).'  <b>'4. Carbon Offsetting .....</b> ...that it is net zero carbon in relation <u>to</u> operational energy....'	Typo
AM10.2	161	New paragraph after paragraph 10.48 of the supporting text to policy DM5	<i>Amend the supporting text as follows:</i>  <u>'Odour can be associated with commercial, industrial, agricultural or sewage related activities. Odour can affect air quality and the quality of life of residents, both existing and of proposed residential development. Appropriate investigations are therefore required, to support development proposals, and mitigation proposed, where required. This includes, as an example, development within 800 metres of a Sewage Treatment Works.'</u>	For information. As agreed in the <a href="#">Statement of Common Ground with Thames Water</a> .
AM10.3	161	Paragraph 10.49 of the supporting text to policy DM5	<i>Amend as follows:</i>  '...To this end, appropriate conditions may be imposed requiring certain remedial measures prior to construction <u>and</u> <del>or</del> appropriate design <u>of</u> <del>and</del> wastewater <u>and surface water</u> run-off management schemes.....'	For clarity. As agreed in the Statement of Common Ground with the Environment Agency.
AM10.4	163	Paragraph 10.59 of the supporting text to policy DM6	<i>Amend as follows:</i>  '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 <del>towards a SSSI</del> <u>is discharged to ground</u> , it has the potential to impact on water quality sensitive features, <u>particularly by increasing the already high nitrate concentrations</u> . The Environment Agency's publication 'General binding rules: small sewage discharge to groundwater (2021) stipulates that the	For information. As agreed in the Statement of Common Ground with the Environment Agency.



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			<del>general binding rules cannot be met if the new discharge will be in or within 500m of a SSSI</del> <u>general binding rules can only be met if the discharge is less than 2 cubic metres per day and via a shallow drainage field located, designed, and constructed in line with the recommendations in British Standard BS 6297:2007.</u> If it is identified that a planning application could affect <del>a protected site (other than outlined above)</del> groundwater, the potential impact on water quality will need to be investigated <del>using the NPPF to find out how to assess planning proposals that affected protected sites</del> 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.'	
AM10.5	167	Paragraph 10.71 of the supporting text to policy DM7	<i>Amend as follows:</i>  '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 <u>and provided through the timely provision of new, or the enhancement of existing necessary strategic and local infrastructure to ensure that infrastructure is in place and available prior to the occupation of all developments.</u> ' 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.'	For information. As agreed in the Statement of Common Ground with the Environment Agency.
AM10.6	168	Paragraphs 10.74 – 10.76 of the supporting text to policy DM8	<i>Amend the supporting text to policy DM8 as follows:</i>  <del>'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</del>	Factual update to reflect the fact that the two existing AQMAs in Newbury and Thatcham were revoked in 2024.

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			<p><del>two Air Quality Management Areas (AQMA)s, which relate to elevated levels of nitrogen dioxide (NO2). 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 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 AQMA's.</del></p> <p>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 <del>emerging</del> 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.</p> <p>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 <del>emerging</del> 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</p>	Factual update to reflect progress of document

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			good design principles to minimise emissions and impacts on air quality will be supported....’	
AM10.7	178	Paragraph 10.114 of the supporting text to policy DM13	<i>Amend last sentence as follows:</i>  .....policy DM12 <del>1</del>	Typo
AM10.8	182	Policy DM15	<i>Amend text in fifth paragraph as follows:</i>  ‘.....will be considered in accordance with policy DM43 <del>12</del> for those within Registered Parks and Gardens, or policy DM42 <del>11</del> for those forming part of .....’	Typo
AM10.9	154	Paragraph 10.11 of the supporting text to policy DM3	<i>Amend last sentence as follows:</i>  ‘Developers are encouraged to engage with the <del>Berkshire West Integrated Care Partnership</del> <u>NHS Buckinghamshire, Oxfordshire and Berkshire Integrated Care Board (BOB-ICB) or other such appropriate body</u> at the earliest opportunity in order to determine the health care requirements associated with new development.’	Factual update
AM10.10	156-158	Supporting text to policy DM4	<i>Amend text as follows:</i>  <i>Paragraph 10.12 – remove blank footnote from last sentence</i>  <i>Paragraph 10.18 – update text to read: ‘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.’</i>	Typos and factual updates

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			<p><i>Paragraph 10.28 – ‘Where a development cannot active <u>achieve</u> net zero carbon....’</i></p> <p><i>Paragraph 10.33 – ‘.....100sqm or more of new non-residential floorspace, <u>including</u> hotels (C1 uses class), .....’</i></p>	
<b>Chapter 11 Development Management Policies: Delivering Housing</b>				
AM11.1	192	Paragraph 11.24 of the supporting text to policy DM20	<p><i>Add to the end of the paragraph as follows:</i></p> <p><u>‘In consideration of location, caravans are not permitted in Flood Zone 3 as per Table 2 of the Planning Practice Guidance’.</u></p>	For information. As agreed in the Statement of Common Ground with the Environment Agency.
AM11.2	204	Paragraph 11.83	<p><i>Amend the second sentence as follows:</i></p> <p>‘The Building Research Establishment (BRE) Guide “Site Layout Planning for Daylight &amp; Sunlight. A Guide to Good Practice (2011) (2022) (or any further update) is a useful guide in the assessment of this.’</p>	Factual update
AM11.3	192	Paragraphs 11.30 and 11.31 of the supporting text to policy DM20	<p><i>Amend MM88 as follows:</i></p> <p><u>‘11.30 Table 7 outlines that 20 permanent pitches are required between 1 April 2023 and 31 March 2038. To meet this need the Council is preparing a Gypsy and Traveller Accommodation Development Plan Document. Site allocations will be made in the context of a further update to the GTAA which would follow the repopulation of Four Houses Corner, Padworth. In contributing to meeting the need planning applications will be assessed in accordance with the criteria set out in this policy.</u></p>	Factual update for consistency and to align with the Council’s LDS

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			11.31 There is no requirement to identify a site for transit pitches. <u>However, the GTAA 2021 recommends that tolerated stopping places or negotiated stopping places should be provided. The Council will explore this further through the <del>Gypsy and Traveller Accommodation DPD</del> Local Plan process and/or through developing a Council policy to govern this.'</u>	
AM11.4	208 - 209	Policy DM31 and para 11.115 of the supporting text to policy DM31	<p><i>Amend the policy as follows:</i></p> <p>'ii. Internal accommodation of an adequate size and layout relative to the intensity of occupation envisaged, <del>in accordance with Policy DM30;</del>'</p> <p><i>Amend para 11.115 as follows:</i></p> <p>'<del>Policy DM30 (Residential Space Standards)</del> <u>National space standards</u> will be applicable to ensure adequate internal accommodation is provided...'</p>	Consequential amendments from the deletion of policy DM30
AM11.5	192	Paragraph 11.29 of the supporting text to policy DM20	<p><i>Amend MM88 to read:</i></p> <p>'...This takes forward the <del>existing</del> allocation in the Housing Site Allocations ....'</p>	Factual update
<b>Chapter 12 Development Management Policies: Fostering Economic Growth &amp; Supporting Local Communities</b>				
AM12.1	210	Paragraph 12.3 of the supporting text to policy DM32	<p><i>Amend last sentence as follows:</i></p> <p>'.....and the designation of the new DEA, <del>as identified in Policy SP21.</del>'</p>	To reflect the deletion of policy SP21.

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AM12.2	218	Policy DM36	Amend criterion as follows:  'h) .....in accordance with <del>P</del> policies SP9 and DM1211:.....'	Typo
AM12.3	222	Paragraph 12.52 of the supporting text to policy DM37	Amend text as follows;  '.....However, it can ensure that <del>race</del> horseracing industry....'	Typo
AM12.4	224	Paragraph 12.56 of the supporting text to policy DM38	Amend text as follows:  '....Pangbourne College and Brockhurst <u>and Marlston</u> House School are.....'	Factual update
AM12.5	232	Paragraph 12.98	Amend the second sentence as follows:  '...Specifically, this could include opportunities to replace that part of the former Didcot, Newbury & Southampton railway line to provide between Hermitage and <u>Newbury</u> <del>Hampstead Norreys</del> , a route for both leisure and potentially commuter use.....'	Factual update
AM12.6	237	Paragraph 12.107	Amend the paragraph as follows:  'The increased <u>ed</u> 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-	Typo and factual update

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			residential developments. The provision of electric vehicle charging points in new developments <del>is due to be</del> <u>was</u> incorporated into the English Building Regulations in 2022 <u>December 2021</u> . The Council has also produced its own guidance for developers to help outline what the Council will expect to be provided.'	
AM12.7	236	Table 9 of the supporting text to policy DM44	<p><i>Amend the table as follows:</i></p> <p><i>Description of zone 1:</i> '<del>Core</del> Town Centres plus 5 minute walking zone'</p> <p><i>Description of zone 2:</i> '<del>Communities with</del> <u>Settlements including</u> 500m buffer outside the adopted settlement boundary'</p> <p><i>Areas of zone 2:</i> '<u>Not including areas within relevant zone 1</u>, Newbury, Thatcham, Hungerford, Pangbourne and Theale <del>outside any relevant Zone 1 to</del> <u>within</u> adopted settlement boundary, plus 500m buffer <u>outside</u>'</p> <p><i>Description of Eastern urban settlements zone:</i> '<del>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</del> <u>Within the adopted settlement boundary of the Eastern Urban Area plus 500m buffer outside</u>'</p>	Factual update for clarity

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<b>Appendices</b>				
AMA1.1	239	Appendix 1	<i>Amend tables to include new RSA and DM policies and removal of policies SP13, SP14, SP15, SP21 and DM30</i>	Factual update
AMA4.1	254	Appendix 4	<i>Amend table 18 as follows:</i> <ul style="list-style-type: none"> <li>• 'London Road <u>Industrial</u> Estates'</li> </ul>	Update to reflect commonly used name for the DEA
AMA5.1	256-257	Appendix 5	<i>Amend all Residential Parking Zone maps to more accurately draw the Parking Zone 2 boundary to comply with the wording of policy DM44</i> <i>Amend all legends to refer to 'parking zones'</i>  <i>Amend Residential Parking Zone Map – Hungerford to remove zone 1 from the map and legend and the Eastern Urban Area from the legend</i>  <i>Amend Residential Parking Zone Map – Pangbourne, Theale and Eastern Settlements to remove zone 1 from the map and legend and amend the Eastern Urban Area in the legend to read Eastern Urban Settlements Zone'</i>	Factual updates
AMA7.1	261-267	Appendix 7	<i>Amend tables to reflect MMs including new RSA and DM policies and removal of policies SP13, SP14, SP15, SP21 and DM30</i>	Typos and other factual updates
AMA9.1	271	Appendix 9	<i>Amend definitions within the Glossary as follows:</i>  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. <u>Neighbourhood plans that have been</u>	To ensure consistency with national policy. See Council response to <a href="#">PQ45</a>  Amend reference to



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			<p><u>approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.</u></p> <p><del>Local Housing Need – 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. The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 61 of this Framework).</del></p> <p><del>Planning Condition - A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) (as amended). or a condition included in a Local Development Order or Neighbourhood Development Order.</del></p> <p><del>Public Rights of Way - Public footpaths, and bridleways and byways 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.</del></p> <p><i>Add new definitions to Appendix 9: Glossary as follows:</i></p> <p><u>Area of Outstanding Natural Beauty (AONB) – a nationally important landscape protected by the Countryside and Rights of Way Act 2000 (CROW Act) to conserve and enhance its natural beauty. On 22 November</u></p>	<p>AONB to reflect the rebranding of AONBs for clarity.</p> <p>Factual updates for clarity.</p>

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			<p><u>2023 AONBs across England and Wales became known as National Landscapes, but the formal designation, and the legal protections, remain the same. In West Berkshire, the North Wessex Downs National Landscape is designated as an AONB.</u></p> <p><u>Energy Hierarchy – generally accepted best practice across the building design sector. This seeks to 1) reduce energy demand (be lean) 2) supply energy efficiently (be clean) and 3) supply renewable energy (be green)</u></p> <p><u>National Landscape (NL) - see Area of Outstanding Natural Beauty</u></p>	
AMA9.2		Appendix 9	<p><i>Amend the definition of Gypsies and Travellers in accordance with the 'Planning Policy for Traveller sites' published in December 2023 as follows:</i></p> <p>Annex 1 of the government's 'Planning Policy for Traveller sites' (PPTS, <del>August 2015</del> <u>December 2023</u>) defines, Gypsies and Travellers for the purposes of planning policy as:</p> <p>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 <u>or permanently</u>, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."</p> <p>In determining whether persons are "gypsies and travellers" for the purposes of this planning policy, consideration should be given to the following <u>issues amongst other relevant matters</u>:</p> <ul style="list-style-type: none"> <li>a) Whether they previously led a nomadic life</li> <li>b) The reasons for ceasing their nomadic life</li> <li>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.</li> </ul>	To reflect the amendment to the definition of Gypsies and Travellers to accord with the 'Planning Policy for Traveller Sites', and for consistency with the definitions in the NPPF Annex 2. See Council response to <a href="#">PQ45</a>

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			<p>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p> <p>“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 <u>or permanently</u>, but excludes Gypsies and Travellers as defined above.</p>	
<b>Policies Map</b>				
PMC19	168	Policy DM8	<i>Amendment to remove the two revoked AQMAs in Newbury and Thatcham</i>	Factual update