

West Berkshire Local Plan Review (LPR) 2022-2039
Schedule of Proposed Main Modifications (MM) as at 1 August 2024 (as revised)

This schedule contains the Proposed Main Modifications to the submitted [West Berkshire Local Plan Review 2022 – 2039 \(LPR\)](#) as proposed by the Council up until 1 August 2024. It supersedes the Schedule of Proposed Main Modifications published on 2 May 2024. The Main Modifications below are expressed in the conventional form of ~~strikethrough~~ 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 Main Modification	Reason for modification
Chapter 4 Development Strategy: Our Place Based Approach				
	14	Paragraph 4.11	<i>Insert additional text to the end of paragraph 4.11 as follows:</i> <u>'Future growth for Newbury and Thatcham has been set in the context of a long-term Vision developed for both towns, ensuring growth is sustainable in the longer term.'</u>	To reflect requirements of national policy. See Council response to PQ33 .
	15	Paragraph 4.17	<i>Insert key diagram as set out in Annex A below</i>	To ensure compliance with national policy. See Council response to PQ17 .
	16	Policy SP1	<i>Amendment to the settlement boundary of Newbury around part of Sandleford Park, as set out in Annex B below.</i>	In response to the Inspector's Action Point (AP27) contained within

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			<i>Consequential changes to the Policies Map</i>	IN18
	16	Policy SP1	<i>Amendment to the settlement boundary of Chieveley as set out in Annex C below.</i> <i>Consequential changes to the Policies Map.</i>	In response to the Inspector's Action Point (AP10) contained within IN14
	16	Policy SP1	<i>Amendment to the settlement boundary of Thatcham as set out in Annex D below.</i> <i>Consequential changes to the Policies Map.</i>	In response to the Inspector's Action Point (AP23) contained within IN18
	16	Policy SP1	<i>Amendment to the settlement boundary of Tilehurst as set out in Annex E below.</i> <i>Consequential changes to the Policies Map.</i>	In response to the Inspector's Action Point (AP47) contained within IN26
	16	Policy SP1	<i>Amend sixth paragraph of the policy as follows:</i> <u>'In making optimum use of land and achieving high quality design Ddensity on individual sites will vary according to their location and context, size of developable area and site specific issues such as shape and access:</u> <ul style="list-style-type: none"> • 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. 	In response to the Inspector's Action Point (AP30) contained within IN26

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			<ul style="list-style-type: none"> • Within other defined settlements developments are expected to secure a net density of at least 30 dwellings per hectare with higher densities achievable in the centres of Hungerford, Pangbourne and Theale. • Developments on the edge of defined settlements are generally expected to secure a net density of 30 dwellings <u>per hectare outside of the AONB, and 20 dwellings per hectare within the AONB.</u> • However, 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.' 	
	17	Policy SP1	<p><i>Amend the policy under 'Eastern Area' sub-heading as follows:</i></p> <p>'Eastern Area</p> <p><u>The Eastern Urban Area will continue to be a focus for housing development through existing commitments, allocated sites and regeneration and change in the existing built up area.</u></p> <p>The individual identities of the separate settlements within this area will be maintained and the high quality landscape and environmental assets in this part of West Berkshire will be conserved and enhanced.</p> <p>Theale will be a focus for additional housing through existing commitments and <u>allocated sites</u> new allocations.</p>	In response to the Inspector's Action Point (AP6) contained within IN14

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			The area will continue to be important for business development with the retention of DEAs.'	
	19	Policy SP2 and supporting text	<p><i>Amend the policy by adding a new second paragraph as follows:</i></p> <p><u>'Development in the setting of the AONB will be required to have regard to the interrelationship with the AONB and its landscape character and special qualities. Proposals will be required to be sensitively located and designed to avoid or minimise any adverse impacts on the AONB.'</u></p> <p><i>Amend the supporting text after paragraph 4.24 as follows:</i></p> <p><u>'The setting of the North Wessex Downs AONB and the protected landscape of the AONB itself add value to each other as the landscape and landforms link visually and functionally. The policy recognises this important interrelationship and seeks to ensure that development in its setting does not cause significant harm to the AONB by being poorly located or designed. This is especially the case where long views from or to the AONB are identified as important, or where the landscape character of land within and adjoining the AONB is complementary.'</u></p>	In response to the Inspector's Action Point (AP7) contained within IN14
	20	Supporting text to Policy SP2	<p><i>Insert two new paragraphs after paragraph 4.28 as follows:</i></p> <p><u>'As part of the development of the LPR the Council has demonstrated the exceptional circumstances which justify allocating the sites identified in the LPR within the AONB. Therefore, proposals that meet the requirements of the relevant site allocation policy, along with other relevant policies, will be deemed to be in accordance with the development plan and consistent with national policy.'</u></p>	To clarify position regarding the exceptional circumstances test for major development allocations within the AONB. See Council response to PQ30 and PQ31

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			<p><u>The exceptional circumstances necessary to justify the allocation of any sites for major development within NDPs will be expected to be demonstrated through individual neighbourhood plans. Proposals that meet the requirements of the relevant site allocation policy in the neighbourhood plan, along with other relevant policies in the development plan, will be deemed to be in accordance with the development plan and consistent with national policy.</u></p>	
	21	Policy SP3	<p><i>Amend the policy as follows:</i></p> <p>‘Urban Areas: b) Strategic and non-strategic sites allocated for housing and economic development through other policies in the LPR <u>and/or</u> neighbourhood plans.</p> <p>Rural Service Centres: f) Non-strategic sites allocated for housing and economic development through other policies in the LPR <u>and/or</u> neighbourhood plans</p> <p>Service Villages: i) Non-strategic sites allocated for housing and economic development through other policies in the LPR <u>and/or</u> neighbourhood plans’.</p>	<p>For clarity. The term ‘or’ could be interpreted as having development delivered through sites in the LPR <u>or</u> neighbourhood planning, rather than either or both. See WS3/1 Council response to Q3.4.</p>
	22	Policy SP3 and supporting text	<p><i>Amend the policy by adding a new fifth paragraph as follows:</i></p> <p><u>‘Neighbourhood plans can allocate non-strategic sites for development. These must be located either within and/or adjoining the settlement boundaries of Urban Areas, Rural Service Centres and Service Villages. Strategic site allocations cannot be made within neighbourhood plans.</u></p> <p><i>Amend the supporting text by adding a new paragraph after paragraph 4.24</i></p>	<p>In response to the Inspector’s Action Point (AP8) contained within IN14</p>

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			<p><i>as follows:</i></p> <p><u>'Any non-strategic residential allocations within neighbourhood plans that are situated within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District's overall housing land supply.'</u></p>	
	23	Policy SP4	<p><i>Amend policy SP4 as follows:</i></p> <p>Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield</p> <p><u>Within the Office for Nuclear Regulation (ONR) land use planning consultation zones surrounding AWE Aldermaston and AWE Burghfield development will be managed in the interests of public safety, and to ensure that any proposed developments do not adversely affect the defence related operation or capability of the AWE sites. pose an external hazard to the AWE sites, any new development of a type more particularly described in the table below¹ located in the Detailed Emergency Planning Zone (DEPZ)² of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) and/or Ministry of Defence (MoD) have advised against that development and/or object.</u></p>	In response to the Inspector's Action Point (AP12) contained within IN14

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

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

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			<p><u>Development proposals within the land use planning consultation zones that pose an unacceptable risk to the operation of the AWE Off-Site Emergency Plan (OSEP) and/or adversely affect the defence related operation or capability of the AWE sites will be refused planning permission.</u></p> <p><u>In determining applications, the ONR and AWE/MOD will be consulted on development proposals applications for new development in the Detailed Emergency Planning Zone (DEPZ)³, Outer Consultation Zone (OCZ)⁴ and any other 12km consultation zone as detailed on ONR website which meets the ONR consultation criteria as detailed on the ONR website⁵ described in the table below (as may be amended by the ONR from time to time).</u></p> <p><u>Development within the DEPZ is likely to be refused planning permission where the ONR, as regulator of the nuclear licensed sites, advise against the proposed development.</u></p> <p>For development proposals in the DEPZ and OCZ for each of AWE's, consideration will be given as to how the proposed development would impact on the AWE Off-Site Emergency Plan and supporting documents.</p> <p>Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation</p> <table border="1" data-bbox="651 1118 1720 1193"> <thead> <tr> <th data-bbox="651 1118 1272 1161">AWE Aldermaston (AWE A)</th> <th data-bbox="1272 1118 1720 1161">AWE Burghfield (AWE B)</th> </tr> <tr> <th data-bbox="651 1161 837 1193">Zone</th> <th data-bbox="837 1161 1720 1193">Development Type</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	AWE Aldermaston (AWE A)	AWE Burghfield (AWE B)	Zone	Development Type			
AWE Aldermaston (AWE A)	AWE Burghfield (AWE B)									
Zone	Development Type									

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

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

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

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			<p>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.</p> <p>Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.</p> <p>OCZ Any new residential development of 200 dwellings or greater.</p> <p>Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons).</p> <p>Any new non-residential development that could introduce vulnerable groups to the OCZ.</p> <p>Any new development re-use or re-classification of an existing development that could pose an external hazard to the site.</p> <p>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.</p>	
			<p>ONR's website provides non-exhaustive examples of the types of developments that could pose an external hazard to a nuclear licensed site</p>	

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			<p>and the examples of the type of developments ONR would expect to be consulted on.</p> <p>The maps set out in Appendix 3 provide the mapping information, as at March 2020 in relation to the DEPZs, OCZs (5km) and the 12km consultation zones for each AWE site as per the ONR consultation criteria.⁶</p>	
	23-25	Supporting text to policy SP4	<p><i>Amend supporting text to policy SP4 as follows:</i></p> <p>4.36 There are two nuclear licensed sites located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE A) and in Burghfield (AWE B). These are operated by AWE plc on behalf of the Ministry of Defence and regulated by the Office of Nuclear Regulation (ONR) (as well as other regulators).</p> <p>4.37 Both AWE sites are core<u>critical</u> to sustaining the UK government's nuclear deterrent and support national defence and security.</p> <p>4.38 There are hazards associated with the authorised use of these sites including conventional chemicals, explosives and radiation sources. As a result of the quantities and types of material involved, the sites are also regulated under the following key legislation:</p> <p>a. The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)⁷. Both sites fall within the scope of REPPIR legislation. The regulator for these sites is the ONR.</p>	In response to the Inspector's Action Point (AP12) contained within IN14

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

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

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			<p>b. Control of Major Accident Hazards Regulations 2015 (COMAH)⁸. Under these regulations AWE A is a Lower Tier COMAH site. The joint regulators for this site are the ONR and the Environment Agency (EA). AWE B does not fall under the COMAH regulations at the present time (2022).</p> <p>c. Explosive Regulations 2014⁹. Both AWE A and AWE B sites have explosives on site and AWE plc holds an explosives licence for both sites. The regulator is the ONR.</p> <p>d. Environmental Permitting (England and Wales) Regulations 2016 (EPR). Both sites generate and dispose of radioactive wastes. The regulator is the EA.</p> <p>4.39 The NPPF <u>outlines that states at paragraph 45:</u> "Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them."</p> <p>4.40 Furthermore, the NPPF at paragraph 95 states: <u>requires planning policy to</u></p> <p>"Planning policies and decisions should promote public safety and take into account wider security and defence requirements. <u>It requires that operational defence sites are not affected adversely by the impact of other development proposed in the area, and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. by:</u></p>	

⁸ COMAH Guidance

⁹ Explosives Regulations 2014 -L150

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			<p>i. anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and</p> <p>ii. recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.”</p> <p>4.41 Paragraph 97(b) (ensuring that operational defence and security sites are not adversely affected by the impact of other development in the area) is complemented by paragraph 187 of the NPPF which provides, amongst other things, that “<i>planning policies and decisions should ensure that new development can be integrated effectively with existing businesses...</i>” and that existing businesses “<i>should not have unreasonable restrictions placed on them as a result of development permitted after they were established</i>”.</p> <p>4.42 These national policies should be read alongside other relevant policies relating to economic development within the LPR.</p> <p>4.43 The NPPF defines major hazard sites, installations and pipelines as: ‘<i>Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (HSE) (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.</i>’</p>	

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

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			<p>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 <u>OSEP</u>, owned by the Council, is adequate and can be implemented effectively in order to protect the public.</p> <p>4.49 The OCZ and 12km land use planning consultation zones for the AWE sites are determined by the ONR and extends from a geographical centre point on each AWE sites. <u>During the plan period there may be changes to the REPPiR legislation and/or in the inputs to the ONR's process which may result in consequential changes to the land use planning consultation zones or consultation criteria, which in turn could result in changes to ONR's advice on particular proposals. These will be kept under review and policy SP4 will be applied to the latest version of the ONR Guidance/Zones.</u></p> <p>4.50 The DEPZs and OCZs for the AWE sites cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council (see further below).</p> <p>4.51 In respect of both AWE sites, the ONR <u>and AWE/MOD is will be</u> consulted on any <u>planning applications for new development</u> 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 <u>as set out within the policy on the ONR website¹⁰.</u> These d <u>Developments within these zones may have an adverse impact on pose an unacceptable risk to the viability and operability of the AWE OSEP Off Site Emergency Plan and/or pose an external hazard to, adversely affect the defence related operation or capability of the nuclear licensed sites, and</u></p>	

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

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			<p><u>advice will be provided to the Local Planning Authority accordingly.</u></p> <p>4.52 The ONR provides advice to the local planning authorities on planning applications for developments around the AWE nuclear licensed sites. This advice seeks to limit the radiological public health consequences to members of the public in the event of a radiation emergency and to ensure that the developments do not pose an external hazard to the sites.</p> <p>4.53 Given the potential cumulative effects of any population increase surrounding the AWE sites, it will be necessary to monitor committed and future approved but not built development in partnership with neighbouring councils. The councils will monitor planning completions and commitments as part of the Annual Monitoring Report and send this information directly to the Emergency Planning Services in each council and the ONR for them to make informed judgements when assessing future development proposals.</p> <p>4.54 The ONR's decision making process is detailed on its website.¹¹ The ONR will normally advise against a particular development should they not receive adequate assurance from the owner of the Off-Site Emergency Plan that the development can be accommodated within <u>the AWE OSEP that Plan</u>. As a result, the ONR will consider feedback provided by West Berkshire District Council Emergency Planning Service, as the <u>Plan AWE OSEP</u> owner under REPPiR. This feedback is often based on wider consultation with the AWE Off-Site Planning Group (a group of responding local, regional and national agencies). Should it be considered by the <u>responding agencies that there would be an unacceptable risk to the AWE OSEP, Off-Site Emergency Plan (the Plan) would be adversely affected with no viable and sustainable mitigation options available, such that the</u></p>	

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

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			<p>OSEP Plan would not be able to accommodate the development and therefore protect public health, then as the policy makes clear that planning permission will be refused. 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.</p> <p><u>Applicants considering development proposals within the land use planning consultation zones are strongly encouraged to enter into discussions with the Council at an early stage to establish if there are likely to be any implications on the OSEP as a result of the proposals.</u></p> <p><u>The land use planning consultation zones for the AWE sites cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council. The Council will monitor committed and future development proposals in partnership with neighbouring councils, those agencies with duties under REPPiR, and the ONR to understand the impact on the OSEP and the operation of AWE.</u></p> <p>4.55 The ONR will provide advice for developments that potentially pose an external hazard to the AWE sites.</p> <p>4.56 Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the ONR's consultation zones.</p> <p>4.57 During the plan period there may be changes in the inputs to the ONR's process which may result in consequential changes to the consultation zones or criteria. These will be kept under review.</p>	

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			<p>4.58 During the plan period there may also be changes to the DEPZ as a result of the requirement under REPPiR legislation to undertake formal reviews of the DEPZ at least on a 3 yearly basis or because of a material change in work with ionizing radiation. This may result in the DEPZ for either AWE site remaining the same, extending or reducing in size and geography over time. These will be kept under review.</p>	
Chapter 5 Our Environment and Surroundings				
	28-30	Policy SP6	<p><i>Amend the policy as follows:</i></p> <p><i>Amend second sentence of first paragraph as follows:</i></p> <p>‘...Within Flood Zones 2 and 3 (and also on sites of 1 hectare or more in size, and in other circumstances as set out in the NPPF)...’</p> <p><i>Amend third sentence of first paragraph as follows:</i></p> <p>‘Development within areas of flood risk from any source of flooding, including areas with a history of fluvial, groundwater or surface water flooding, <u>or from areas suffering sewer flooding from overwhelmed sewers....</u>’</p> <p><i>Amend sixth paragraph as follows:</i></p> <p><i>Para 6: In applying the Sequential Test, where development has to be located in flood risk areas, it should be demonstrated that</i> <u><i>If the sequential test shows that it is not possible for an alternative site to be used and therefore development has to be located in a flood risk area, it should be demonstrated that:</i></u></p>	<p>For clarity and effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24).</p> <p>In addition, to ensure consistency with national policy. As agreed in the Statement of Common Ground with Thames Water.</p> <p>Some proposed modifications have also been in response to the Inspector’s Action Point (AP72) contained with IN27.</p>

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			<p><i>Criterion d):</i> ‘The development will be safe <u>for its lifetime</u> and not increase flood risk elsewhere.’ ...</p> <p><i>Amend eighth paragraph as follows:</i></p> <p><i>Para 8:</i> ‘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. In addition to the sequential test, the exception test must be applied in certain situations according to national policy. This includes highly vulnerable development in Flood Zone 2, essential infrastructure in Flood Zone 3a or 3b, and more vulnerable development in flood zone 3a. The exception test should demonstrate how flood risk would be managed on site so that the development is safe taking into account the vulnerability of its users, and that it will not increase flood risk elsewhere. The exception test will also need to show that the sustainability benefits of the development to the community outweigh the flood risk.’</p> <p><i>Amend criterion p) as follows:</i> ‘Natural flood management measures can be implemented <u>where possible</u>.’</p> <p><i>Insert new text after paragraph 12 of the policy as follows:</i></p> <p><u>‘A Cumulative Impact Assessment (CIA) forms an addendum to the Level 1 SFRA, and it identifies those river catchments where the level of flood risk and development pressures mean they could be affected by cumulative</u></p>	

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			<p><u>impacts. Where the latest Cumulative Impact Assessment identifies high sensitivity to cumulative impacts, all development proposals must be accompanied by a Surface Water Drainage Strategy.</u></p> <p><i>Insert new text after paragraph 13 of the policy as follows:</i></p> <p><u>'In 2018 the Environment Agency identified Newbury and Thatcham as a nationally significant Flood Risk Area. In line with the recommendations of the Cumulative Impacts Assessment (CIA), a Surface Water Drainage Strategy will be required for all developments in Newbury and Thatcham regardless of their size.'</u></p>	
	30 - 32	Supporting text to policy SP6	<p><i>Amend supporting text to policy SP6 as follows:</i></p> <p><i>Amend paragraph 5.17 as follows:</i></p> <p><u>'The sequential approach should be taken when determining the layout of a development site, meaning the most vulnerable development should be sited in the areas of lowest flood risk within the site. to the layout of a development site can reduce the risk of flooding from all sources and not increase flood risk overall, both off and on site. This approach also ensures that that the most vulnerable development is located within the areas of lowest risk of flooding</u></p> <p><i>Insert new text into paragraph 5.24 as follows:</i></p> <p><u>The Environment Agency's guidance 'Approach to Groundwater Protection' (https://assets.publishing.service.gov.uk/media/5ab38864e5274a3dc898e29b/Envirnment-Agency-approach-to-groundwater-protection.pdf) should be referred to for developments which may impact groundwater.</u></p>	<p>For clarity and effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24).</p> <p>In addition, to ensure consistency with national policy. As agreed in the Statement of Common Ground with Thames Water.</p> <p>Some proposed modifications have also been in response to the Inspector's Action Point</p>

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			<p><i>Insert new text after paragraph 5.24 as follows:</i></p> <p><u>‘Cumulative Impacts</u></p> <p><u>Under the NPPF, strategic policies and their supporting SFRA are required to consider cumulative impacts in, or affecting, local areas susceptible to flooding, rather than just to or from individual development sites. Cumulative impacts are defined as the effects of past, present, and future activities on the environment.</u></p> <p><u>A Cumulative Impacts Assessment was prepared as an addendum to the Level 1 SFRA, and this identifies several river catchments where the level of flood risk and development pressures mean they could be affected by cumulative impacts. It sets out measures to manage the risk, and these have been incorporated within the policy.</u></p> <p><u>Newbury and Thatcham Flood Risk Area</u></p> <p><u>Within the 2018 Environment Agency Preliminary Flood Risk Assessment for England, the Newbury and Thatcham area has been designated as a nationally significant Flood Risk Area for surface water flood risk.</u></p> <p><u>Development proposals within the Newbury and Thatcham Flood Risk Area, as shown within the Thames River Basin District Flood Risk Management Plan 2021 to 2027¹², will require a Surface Water Drainage Strategy.’</u></p>	<p>(AP72) contained with IN27.</p>

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

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			<p><i>Insert new text into paragraph 5.27 as follows:</i></p> <p><u>'5.27 It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.'</u></p>	
	37-38	Policy SP9 and supporting text	<p><i>Amend the policy and its supporting text as follows:</i></p> <p><i>Amend first paragraph as follows:</i></p> <p>Positive action will be taken to ensure that opportunities for the conservation and enjoyment of the historic environment are maximised. <u>For example, this will include, but not be limited to:</u></p> <ul style="list-style-type: none"> • <u>producing conservation area appraisals and management plans;</u> • <u>maintaining a local list of non- designated heritage assets; and</u> • <u>maintaining a list of local heritage assets which are at risk, but which do not meet the criteria for inclusion on the national Heritage at Risk Register.</u> <p>The historic character, sense of place, environmental quality and local distinctiveness of West Berkshire will also be sustained and enhanced through new development, <u>including promoting heritage-led regeneration where appropriate and delivering public benefits from the District's archaeological resources.</u> Development.....</p> <p><i>Amend second paragraph as follows:</i></p> <p>Development that has an impact upon a heritage asset, whether</p>	<p>In recognition of the role CAAs play in the Council's strategic approach to the historic environment and to ensure consistency with national policy. As agreed in the Statement of Common Ground with Historic England. See Council response to PQ49.</p>

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			<p>designated or non-designated, will be expected to maximise opportunities to preserve, enhance, or better reveal the asset’s significance, <u>including the contribution to that significance made by and/or its setting</u>, and make a positive contribution to local character and distinctiveness through high standards of design in accordance with Policy SP7.</p> <p><i>Amend third paragraph as follows:</i></p> <p><u>Weight will be given to the conservation of the District’s heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. All proposals affecting</u></p> <p><i>Amend fourth paragraph as follows:</i></p> <p>Weight will be given to the conservation of the District’s heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal: whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.</p> <p><i>Amend fifth paragraph as follows:</i></p> <p>Development which would lead to substantial harm to, or loss of, the significance of a designated heritage asset, <u>including the contribution to that significance made by or its setting</u> will not be permitted, unless – ...</p>	

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			<p>j. No viable use of the asset can be found in the medium term through appropriate marketing that will enable its conservation; <u>and</u> k. Conservation by grant funding or some other form of <u>not for profit</u>, charitable or public ownership is demonstrably not possible, and</p> <p><i>Amend sixth paragraph as follows:</i></p> <p>Development which would lead to less than substantial harm to the significance of a designated heritage asset, <u>including the contribution to that significance made by</u> or its setting will not be permitted, unless this harm is outweighed by <u>be weighed against</u> the public benefits of the proposal, including, <u>where appropriate</u>, securing its optimum viable use</p> <p><i>Amend eighth paragraph as follows:</i></p> <p>Development proposals for enabling development which would otherwise conflict with other policies in the Local Plan but which would secure the future conservation of a heritage asset will be permitted where:</p> <ul style="list-style-type: none"> i. the proposals will not materially harm the heritage value of the asset or its setting; ii. it can be demonstrated that alternative solutions have failed; iii. the proposed development is the minimum necessary to protect the significance of the heritage asset; iv. it meets the tests and criteria set out in Historic England guidance GPA4: Enabling Development and Heritage Assets; v. it is subject to a legal agreement to secure the restoration of the asset prior to completion of the enabling development; and <p>it enables public appreciation of the saved heritage asset.'</p>	

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			<p><i>Supporting text to policy SP9: Amend paragraph 5.45 as follows:</i></p> <p>5.45 The policy gives great-weight to conserving the significance of heritage assets and their settings in a manner according to their importance. Heritage assets include any valued component of the historic environment, be it a building, monument, site, place, area or landscape, identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified as by the Council, ‘non-designated’ heritage assets.</p> <p><i>Amend first sentence of paragraph 5.54 as follows:</i></p> <p>5.54 Development proposals likely to affect the significance of a designated or non-designated heritage asset, <u>including the contribution to that significance made by</u> or its setting, are required to demonstrate a thorough understanding of context, the significance of the asset and any potential impacts on that significance through the preparation of a proportionate heritage statement.</p> <p><i>Delete paragraph 5.57 as follows:</i></p> <p>5.57 The long-term conservation of a small minority of heritage assets can sometimes present particular problems. Enabling development is a planning mechanism which, in extreme cases, permits a departure from planning policies in order to enable the conservation of a relevant heritage asset in cases where the future of that asset would not otherwise be secured.</p>	

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

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				Environment Agency (EXAM24)
	45 and 49	Policy SP11	<p><i>Amend the policy as follows:</i></p> <p>'Development proposals will be required to demonstrate how they conserve and enhance biodiversity and/or geodiversity including their long-term future management and <u>where required</u>, deliver a minimum 10% Biodiversity Net Gains....</p> <p>Biodiversity Net Gain All proposals should demonstrate a minimum biodiversity net gain of 10% via a Biodiversity Net Gain Plan using the most up to date biodiversity accounting metric developed by Natural England and provide details of the long term maintenance and management of the net gain. This should be delivered on site in the first instance, or through biodiversity off setting where appropriate. Major developments in particular must include measures to deliver biodiversity gains through opportunities to:</p> <ul style="list-style-type: none"> u. Restore and enhance existing features on site; v. Create additional habitats and ecological networks on site which help support the District's wider ecological network; and w. The linking of existing habitats within West Berkshire to create links between ecological networks and where possible, with adjoining features. <p><i>Amend supporting text as follows:</i></p> <p>5.86 Paragraph 174 of the NPPF highlights the need to provide net gains for biodiversity by establishing coherent ecological networks that are more resilient to current and future pressures. <u>The Council will deliver Biodiversity Net Gain in line with the latest national guidance and the Environment Act 2021.</u> Biodiversity Net Gain (BNG) can be defined as "Development that</p>	<p>To comply with national policy. Whilst the LPR can highlight the statutory framework for BNG it should not duplicate the provisions of the statutory framework. (PPG Paragraph: 005 Reference ID: 74-005-2023). Also in response to the Inspector's Action Point (AP31) contained within IN26</p>

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			<p>leaves the environment in a measurably better state than beforehand” (DEFRA, 2018). <u>In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). BNG is part of the mitigation hierarchy and applicants for planning permission will be required to demonstrate that they have made all reasonable efforts to avoid losses of significant habitats and to mitigate any significant effects on biodiversity before demonstrating how the legally required BNG will be delivered.</u> BNG will be achieved through a combination of retaining important features of the site and by making on site and <u>off-site biodiversity enhancements to ensure an overall measurable minimum 10% net biodiversity gain is achieved, which contributes to restoring and enhancing the wider ecological networks and biodiversity of the District. To achieve net gain, a development must have a higher biodiversity unit score after development than before development (except where exemptions apply).</u> The most up to date Natural England statutory Biodiversity Metric should be used to allow the assessment of assess biodiversity impact losses <u>of a planning proposal given development</u>, and where <u>necessary appropriate</u> the size of contribution required to offset the ecological impact of biodiversity loss from <u>that development and deliver the additional 10% minimum net gain.</u> The Council will deliver Biodiversity Net Gain in line with the latest national guidance and the Environment Act 2021. <u>Applicants will need to submit a Biodiversity Gain Plan (including the completed Metric calculator) to demonstrate how the required net gain is to be delivered and to enable the local planning authority to discharge the statutory condition. Development cannot commence until the Biodiversity Net Gain plan has been approved and the condition discharged.</u></p> <p><u>5.87 The Environment Act 2021 requires that any on-site or off-site biodiversity net gain must be secured for a minimum of 30 years. Applicants will therefore need to demonstrate how the proposed BNG will be delivered</u></p>	

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			<p><u>and managed over that period of time. The Council will require periodic monitoring to assess whether the required BNG is being delivered and will seek appropriate remedial measures where monitoring demonstrates that it is not satisfactorily delivering and maintaining the required target condition. To secure the delivery of significant on-site and off-site BNG over the 30 years period, a legal agreement between the applicants/landowners and the local planning authority will be required. Where applicants propose to use off-site credits to deliver the required net gain in whole or in part, they will need to demonstrate that these credits are from a site registered to provide such credits.'</u></p>	
	45	Policy SP11	<p><i>Amend the policy as follows:</i></p> <p>'d. Provides or retains appropriate <u>at least 10m</u> buffer zones between development proposals and designated sites.....'</p>	For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)
Chapter 6 Delivering Housing				
	51	Policy SP12 and supporting text	<p><i>Amend the policy and its supporting text as follows:</i></p> <p><i>Amend the policy as follows:</i></p> <p>'Approach to Housing Delivery</p> <p>Provision will be made for <u>at least 9,270</u> 8,721 to 9,146 net additional homes in West Berkshire for the period 1 April 20232022 to 31 March 20412039; 513 to 538 a minimum of 515 dwellings per annum. The target figure of 538 dwellings per annum does not constitute a ceiling or cap to development.</p>	As set out in the Council's response to the Inspector's Supplementary Question 7.1 with subsequent amendment to the end of paragraph 6.20. Also subsequent amendments in response to the Inspector's Action Point (AP8) contained within IN14 and the Inspector's

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			<p>New homes will be located in accordance with Policy SP1: Spatial Strategy, Policy SP3: Settlement hierarchy and Policy DM1: Development in the Countryside.</p> <p>There should be no net losses from the existing stock of homes in West Berkshire. Existing homes should be retained in residential use (or replaced at least in equal numbers, normally on the proposed site), unless there is a reasoned justification in the form of a benefit to the wider community for a change of use. Developments should utilise opportunities to make better use of the existing housing stock.</p> <p><u>To meet the housing requirement, the following sources will ensure a continuous supply of land for housing across the Plan period:</u></p> <ul style="list-style-type: none"> • <u>sites allocated within the Local Plan and neighbourhood plans;</u> • <u>existing planning commitments on unallocated sites;</u> • <u>existing planning commitments for C2 Use Class communal accommodation; and</u> • <u>a windfall allowance.</u> <p><u>Sites to be allocated in Neighbourhood Plans</u></p> <p><u>The Council will supply a housing requirement figure to those qualifying bodies either preparing or updating a neighbourhood plan that intends to include residential allocations.</u></p> <p><u>For those plans currently in preparation, it will be necessary to identify sites to meet the following levels of development:</u></p> <ul style="list-style-type: none"> • <u>Hungerford: approximately 55 dwellings</u> 	Action Point AP32 which is contained within IN26 .

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			<ul style="list-style-type: none"> • <u>Lambourn: approximately 25 dwellings.</u> <p><u>Sites allocated within this LPR cannot be counted towards the housing requirement supplied to qualifying bodies.</u></p> <p><i>Amend supporting text as follows:</i></p> <p>Housing need and the housing requirement</p> <p>6.1 The NPPF 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”.</p> <p>6.2 Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings <u>published by the Office for National Statistics on 22 March 2023</u>, the LHN for the District is <u>543515</u> dwellings per annum using a baseline of <u>20222023</u>.</p> <p>6.3 The LHN is not necessarily the same as the housing requirement, and the PPG outlines circumstances where it may be appropriate to plan for a higher number. These include, but are not limited to, situations where increases in housing need are likely to exceed past trends. This can</p>	

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			<p>include unmet needs from adjoining authorities, strategic infrastructure requirements that are likely to drive an increase in the local housing needs, and growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate extra growth.</p> <p>6.4 Although the NPPF no longer refers to 'Housing Market Areas' (HMAs), the PPG provides a definition of a housing market area which refers to the importance of key functional linkages between places where people live and work. The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA, February 2016) found that West Berkshire has a strong functional relationship with Wokingham Borough, Reading Borough and Bracknell Forest. As a result, there has been much collaborative working between these authorities on housing matters and associated infrastructure.</p> <p>6.5 Reading Borough Council has The Reading Borough Local Plan (adopted 2019) identified a shortfall of 230 dwellings that is <u>was</u> anticipated to arise in the latter part of their Local Plan the plan period. The Reading Local Plan considers the period through to 2036. 6.6 The local authorities which make up the Western Berkshire HMA have agreed a Statement of Common Ground for the purposes of local plan-making. This continues to recognises Reading's unmet need set out in the <u>adopted Reading Borough Local Plan</u> and the principle that the need should be met within the West of Berkshire area. This agreement relates only to Reading's need as calculated by the SHMA, not by any alternative calculations of need.</p> <p>6.7 Reading has identified that a five yearly review is required by 2024 and that will need to consider how to deal with the housing needs generated by the standard methodology. Though the principle of meeting any unmet need within the Western Berkshire Housing Market Area (HMA) is accepted, the</p>	

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			<p>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.</p> <p><u>Reading Borough Council now expects to deliver enough homes over the remainder of its adopted Local Plan period (to 2036) to more than meet its own adopted housing requirement including its previously identified unmet need. Reading Borough Council therefore does not expect the West Berkshire LPR to make specific provision for the unmet need as outlined in the adopted Reading Borough Local Plan.</u></p> <p>6.8 No shortfall has been identified from other adjacent authorities or any of the other authorities within the Western Berkshire HMA.</p> <p><u>Policy SP12 expresses the housing requirement as a minimum of 515 dwellings per annum.</u></p> <p>6.9 In order to support the government’s objective of significantly boosting the supply of homes, which is set out in the NPPF, Policy SP12 expresses the housing requirement as a range, with a minimum requirement of 513 dwellings per annum meeting the 2022 LHN. The upper end of the range allows for approximately 5% additional homes (rounded to 538) on top of the 2022 LHN.</p> <p>6.10 The allocation of sites in the LPR aims to meet delivery of a higher number of homes in order to both boost supply and have some built-in flexibility. The upper end of the range is a target but should not be considered a maximum amount. It is not intended to be a cap on development that would otherwise be acceptable.</p>	

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			<p>Meeting the housing requirement</p> <p>6.11 Several sources will ensure a continuous supply of land for housing across the plan period. These include:</p> <ul style="list-style-type: none"> • retained allocations in the Local Plan and Stratfield Mortimer Neighbourhood Development Plan (NDP); • allocations in the Local Plan which are not being retained in the LPR due to development being under construction; • <u>sites allocated within the Local Plan and made neighbourhood plans;</u> • existing planning commitments on unallocated sites; • existing planning commitments for communal accommodation; <u>and</u> • <u>a windfall allowance.</u> • windfall sites: sites not specifically identified in the development plan but that will come forward through the development management process in accordance with policies set out in the Local Plan and through the use of permitted development rights; • new sites allocated in the LPR; and • new sites to be allocated in neighbourhood plans. <p><u>Sites allocated within the Local Plan and neighbourhood plans</u></p> <p><i>Retained Local Plan and Stratfield Mortimer NDP allocations:</i></p> <p>6.12 The plan period of the LPR (<u>2023 - 2041</u>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 <u>adopted</u> Core Strategy, the <u>adopted</u> HSA DPD and the <u>made</u> Stratfield Mortimer NDP. The relevant policy criteria <u>for the retained Local Plan allocations included in Chapter 8</u> still apply to these sites to cover events such as revised schemes being submitted or a planning permission lapsing. However, for</p>	

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			<p>the purposes of calculating the housing supply, if a site has planning, then the number of dwellings permitted has been taken into account.</p> <p><u>This element of the supply consists of allocations with and without planning permission at 31 March 2023. Where a site has an extant permission, the number of dwellings permitted has been used for the purposes of calculating the housing supply. For those sites without permission at 31 March 2023, the number allocated within the policy has been used.</u></p> <p>6.13 2,652 units were outstanding at 31 March 2022.</p> <p>6.14 Allocated sites that are retained are listed in Policies SP13–15.</p> <p><i>Allocations in the Local Plan which are not being retained:</i></p> <p>6.15 Several sites that are allocated within the Core Strategy and HSA DPD are not being retained in the LPR and this is because development is at an advanced stage of construction. At 31 March 2022<u>2023</u>, there were 7214<u>51</u> units outstanding on these sites.</p> <p><i>New sites allocated in the LPR: (moved up from below and amended as follows:)</i></p> <p>6.22 The Council’s overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the <u>Housing and Economic Land Availability Assessment</u> (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in Ppolicies SP13–15<u>SP16 and SP17</u>, <u>as well as policies RSA1 to RSA23</u>, and these include provide additional housing supply on newly allocated sites of some 1,720 homes. This includes the strategic allocation at North East Thatcham for approximately</p>	

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			<p>1,500 homes within the plan period.</p> <p><i>Sites to be allocated in Neighbourhood Plans: (moved up from below and amended as follows:)</i></p> <p><u>The NPPF requires that within the housing requirement for the whole District, strategic policies should also set out a housing requirement for designated neighbourhood areas which reflects the overall strategy for the pattern and scale of development and any relevant allocations.</u></p> <p><u>Should any qualifying body decide to prepare a neighbourhood plan that includes residential allocations or update a made neighbourhood plan to include residential allocations, then the Council will supply a housing requirement figure.</u></p> <p><u>In meeting this requirement, the policy clarifies that sites allocated within this LPR cannot be counted towards meeting the figure supplied to a qualifying body. In addition, policy SP3 also makes clear that any NDP allocations within defined settlement boundaries will not count towards meeting the housing requirement figure in policy SP12 either. This is because there is a presumption in favour of development within defined settlement boundaries and to do so would be inconsistent with the assumptions made in the LPR about the District’s overall housing land supply.</u></p> <p><u>6.23 A number of neighbourhood plans are in preparation within the District. Whilst it is not compulsory for neighbourhood plans to include allocations which will allocate further sites for housing development. It is proposed that approximately a further 80 dwellings will be allocated by local communities through their NDPs the neighbourhood plans for Hungerford and Lambourn.</u></p>	

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			<p>The figures for individual neighbourhood areas are set out in Policies SP13 –15. The delivery of these neighbourhood plans will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall if the Hungerford and Lambourn neighbourhood plans are not made within two years of the adoption of the LPR.</p> <p><i>Existing planning commitments on unallocated sites</i></p> <p>6.16 Existing permissions for housing on non<u>un</u>-allocated sites will also contribute to supply. Over 4,958<u>1,729</u> units on windfall sites, those not specifically identified in the development plan, already had permission or prior approval for permitted development at 31 March 2022<u>2023</u>. <u>31 March 2023 is the date when the annual monitoring of development progress takes place.</u></p> <p><i>Existing planning commitments for communal accommodation (Use Class C2)</i></p> <p>6.17 The housing supply and delivery section of the PPG requires local planning authorities "to count housing provided for older people, including residential institutions in Use Class C2, as part of their housing land supply. This contribution is based on the amount of accommodation released in the housing market." The Housing Delivery Test Measurement Rulebook gives the ratio for communal accommodation based on the national average number of adults in all households as 1.8 based on the 2011 Census. For example, a 90 bed care home would equate to 50 net dwellings (90 ÷ 1.8 = 50).</p> <p>6.18 At 31 March 2022<u>2023</u>, there are<u>were</u> existing permissions for</p>	

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			<p>residential institutions in Use Class C2 which equate to 57<u>91</u> units.</p> <p><u>Windfall allowance</u></p> <p>6.19 The NPPF states that local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (Para.68). Policies within the LPR identify the most sustainable settlements and direct development to the built up areas within settlement boundaries. The Council also publishes and maintains a register of brownfield sites that are available and potentially suitable for residential development across the District.</p> <p>6.20 The Council has assessed the contribution likely to be made from windfall sites based on past trends. It is clear that windfall sites have consistently played an important role in the housing supply of the District: approximately 74%<u>72%</u> of completions in the period 2006 - 2022<u>2023</u> were on unallocated, windfall sites. The windfall allowance, of 140 dwellings per annum is, in comparison, relatively modest <u>and will add flexibility to the supply over the plan period</u>. It has been based on the average annual delivery on small sites of less than 10 units over the existing plan period 2006 – 2022<u>2023</u>. The calculated allowance set out in Table 2 takes account of existing small permissions that are already included in the supply by deducting these from the allowance of 140 dpa over the period 2022<u>2023</u> to 2039<u>2041</u>. Any future windfall sites of 10 units or more are not included in the calculations, <u>which introduces flexibility to the</u> 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.</p>	

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			<p>Housing supply at March 2022 <u>1 April 2023 to 31 March 2041</u></p> <p>Table 2 shows the <u>supply position at 31 March 2022</u> over the plan period. 31 March 2022 is the date when the annual monitoring of development progress takes place. As aforementioned, for the purposes of calculating the housing supply, if a site has planning permission, then the number of dwellings permitted, or already built, has been taken into account in the table.</p> <p>Table 2 Housing Supply at 31 March 2022 <u>1 April 2023 to 31 March 2041</u></p> <table border="1" data-bbox="651 751 1496 1401"> <thead> <tr> <th data-bbox="651 751 1245 903">Supply category</th> <th data-bbox="1245 751 1496 903">Net Units Outstanding <u>No. of net dwellings</u></th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="651 903 1496 1018"><u>Sites allocated within the Local Plan and neighbourhood plans</u></td> </tr> <tr> <td colspan="2" data-bbox="651 1018 1496 1094"><i><u>Retained Local Plan and Stratfield Mortimer NDP allocations:</u></i></td> </tr> <tr> <td data-bbox="651 1094 1245 1171">• Core Strategy: Sandleford Park Strategic Site</td> <td data-bbox="1245 1094 1496 1171">1,580</td> </tr> <tr> <td data-bbox="651 1171 1245 1248">• <u>Housing Site Allocations</u> DPD Sites:</td> <td data-bbox="1245 1171 1496 1248">999</td> </tr> <tr> <td data-bbox="651 1248 1245 1289">• <u>Sites with extant permissions</u></td> <td data-bbox="1245 1248 1496 1289"><u>887</u></td> </tr> <tr> <td data-bbox="651 1289 1245 1366">• <u>Sites without extant permissions</u></td> <td data-bbox="1245 1289 1496 1366"><u>111</u></td> </tr> <tr> <td data-bbox="651 1366 1245 1401">• Stratfield Mortimer NDP Site</td> <td data-bbox="1245 1366 1496 1401"><u>82 58</u></td> </tr> </tbody> </table>	Supply category	Net Units Outstanding <u>No. of net dwellings</u>	<u>Sites allocated within the Local Plan and neighbourhood plans</u>		<i><u>Retained Local Plan and Stratfield Mortimer NDP allocations:</u></i>		• Core Strategy: Sandleford Park Strategic Site	1,580	• <u>Housing Site Allocations</u> DPD Sites:	999	• <u>Sites with extant permissions</u>	<u>887</u>	• <u>Sites without extant permissions</u>	<u>111</u>	• Stratfield Mortimer NDP Site	<u>82 58</u>	
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			<i>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</i>		
			• Core Strategy: Newbury Racecourse	465 398	
			• Housing Site Allocations DPD Sites	256 53	
			<i>New allocations within the LPR</i>	1,720	
			<i>Sites to be allocated in Neighbourhood Development Plans</i>		
			• Hungerford	55	
			• Lambourn	25	
			<i>Subtotal of sites allocated within the Local Plan and neighbourhood plans</i>	4,887	
			Existing planning commitments on unallocated sites	1,958 1,729	
			Existing planning commitments for C2 Use Class communal accommodation	57 91	
			Windfall allowance to 2039 2041	1,949 2,166	
			TOTAL housing supply	7,337 8,873	
			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		

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			<p>(requirement of 9,146 minus supply of 7,337). There also needs to be some built in flexibility to allow for phasing issues and for an element of non-delivery. The expression of the requirement as a range and the use of a relatively modest windfall allowance both add to the flexibility required to ensure that targets can be met.</p> <p><i>New sites allocated in the LPR</i></p> <p>6.22 The Council's overall approach to identifying land for allocation is set out in Policy SP1 and in Policy SP3. Assessment of the availability, suitability and viability of individual sites has taken place through the Housing and Economic Land Availability Assessment (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in Policies SP13 – 15 and provide additional housing supply on newly allocated sites of some 1,720 homes. This includes the strategic allocation at North East Thatcham for approximately 1,500 homes within the plan period.</p> <p><i>Sites to be allocated in Neighbourhood Plans</i></p> <p>6.23 A number of neighbourhood plans are in preparation which will allocate further sites for housing development. It is proposed that a further 80 dwellings will be allocated by local communities through their NDPs. The figures for individual neighbourhood areas are set out in Policies SP13 – 15.</p> <p>Housing Trajectory</p> <p>6.24 The NPPF requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a housing trajectory. In preparing the trajectory the Council engages with landowners</p>	

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			<p>and developers and gives consideration to likely lead in times, start dates and build rates on different types of site. The housing trajectory showing the projected timeline for the delivery of housing developments across the plan period in relation to the annual average requirement is included in Appendix 8. The trajectory will be updated annually and reported in the Annual Authority Monitoring Report (AMR).</p> <p>Five Year Housing Land Supply</p> <p>6.25 In order to comply with the NPPF, the submitted plan must be able to demonstrate that the housing trajectory includes a sufficient supply of deliverable sites for the first five years to meet the housing requirement plus the appropriate buffer to ensure a flexible and robust supply. The assessment must then be reviewed on an annual basis.</p> <p>.....6.26 The latest assessment of the five-year supply for the period beginning 1 April 2023 is set out in the housing trajectory in Appendix 8, and demonstrates a supply of 5.7 years. The calculation is outlined in the table below. was published in November 2022 and demonstrates a supply of 6.4 years for the five-year period beginning 1 April 2022. This supply forms the early part of the supply set out in the housing trajectory.</p> <p><u>Table 3: 5 year housing land supply at 1 April 2023</u></p> <table border="1" data-bbox="651 1193 1697 1362"> <tbody> <tr> <td data-bbox="651 1193 1473 1278"><u>Requirement including a 5% buffer (A)</u></td> <td data-bbox="1473 1193 1697 1278">2,704</td> </tr> <tr> <td data-bbox="651 1278 1473 1362"></td> <td data-bbox="1473 1278 1697 1362">$\frac{(515 * 5 * 1.05)}{1.05}$</td> </tr> </tbody> </table>	<u>Requirement including a 5% buffer (A)</u>	2,704		$\frac{(515 * 5 * 1.05)}{1.05}$	
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			<u>Total deliverable housing land supply (B)</u>	<u>3,056</u>	
			<u>Total deliverable housing supply in years (B / A *5)</u>	<u>5.7 years</u>	
			<p>6.27 The ability to demonstrate a five year land supply of land for housing is important in the decision making process. If the supply falls below the required amount, the presumption in favour of sustainable development applies and the plan-led approach advocated in the NPPF is compromised. The allocation of additional sites in this LPR aims to ensure that a five year supply can continue to be demonstrated when the position is reviewed each year and is maintained throughout the plan period.</p>		
	55	Policy SP13	<i>Delete the policy and supporting text. Remove references to this policy throughout LPR.</i>		To remove unnecessary duplication. See Council response to PQ14 and as set out in the Council's response to the Inspector's Supplementary Question 7.1
	57	Policy SP14	<i>Delete the policy and supporting text. Remove references to this policy throughout LPR.</i>		To remove unnecessary duplication. See Council response to PQ14 and as set out in the Council's response to the Inspector's Supplementary Question 7.1

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	59	Policy SP15	<i>Delete the policy and supporting text. Remove references to this policy throughout LPR.</i>	To remove unnecessary duplication. See Council response to PQ14 and as set out in the Council's response to the Inspector's Supplementary Question 7.1
	61	Policy SP16	<p><i>Amend the policy as follows:</i></p> <p><i>Amend second and third paragraph:</i></p> <p>A Mineral Resource Assessment (MRA) will be required to be provided for <u>each development phase of the site.</u></p> <p>A detailed flood risk assessment with hydraulic modelling will be required for the whole site. <u>Detailed flood risk assessments accompanied by hydraulic modelling will be required for each development phase of the site.</u></p> <p><i>Amend sixth paragraph:</i></p> <p>Development of the site will be expected to deliver:</p> <ul style="list-style-type: none"> • <u>At least 40% affordable housing, in accordance with Policy SP19;</u> • <u>An appropriate mix of housing types, tenures and sizes having regard to policy SP18 and the Sandlesford Park SPD, and therefore an emphasis on family homes;</u> • A housing mix which complies with the housing mix contained in 	In response to the Inspector's Action Point (AP27) contained within IN18

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			<p>table 4 of Policy SP18, and therefore an emphasis on homes with at least 3 bedrooms;</p> <ul style="list-style-type: none"> • <u>On-site renewable energy generation from renewable, low carbon and/or zero carbon energy sources to assist in the delivery of a carbon neutral development, in accordance with Policies SP5 and DM4 and having regard to the Sandlesford Park SPD;</u> • Four primary all vehicle accesses: <ul style="list-style-type: none"> ○ Two off Monks Lane; ○ One through to Andover Road via Warren Road; and ○ One onto the A339, <u>via Highwood Copse Way;</u> • Provision for retail facilities in the form of a local centre and business employment; Provision of a local centre to include retail facilities, community facilities and employment space 	
	61	Policy SP16	<i>Amend the site boundary of the allocated site as set out in Annex F below</i>	For clarity and in order to ensure the policy is effective in achieving a comprehensive development on the site.
	62	Supporting text to policy SP16	<p><i>Amend paragraph 6.41 as follows:</i></p> <p>'In reviewing the vision for Newbury as part of the LPR, the town will remain a focus for development <u>the Council prepared the West Berkshire Strategic Vision 2050, which offers a clear spatial steer as to where growth in Newbury and Thatcham might go over the longer-term period up to 2050. Newbury will retain remain a focus for development whilst retaining its traditional market town heritage and</u></p> <p><i>Insert additional text to the end of paragraph 6.42 as follows:</i></p>	To reflect requirements of national policy. See Council response to PQ33 .

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			'..... Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for <u>development as confirmed in the Strategic Vision 2050.</u> '	
	62	Supporting text to policy SP16	<p><i>Amend paragraph 6.49 as follows:</i></p> <p>'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. <u>This includes having regard to the Development Principles listed in Section F.</u>'</p>	In response to the Inspector's Action Point (AP27) contained within IN18
	63	Policy SP17	<p><i>Amend the policy as follows:</i></p> <p>'Land as shown on the Policies Map is allocated for <u>the delivery of a comprehensive</u>, 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 <u>Proposals must demonstrate how and delivered as a whole to achieve a comprehensive development. The</u> the provision of all infrastructure, services, open space and facilities <u>will meet the needs of the development will and be delivered in a timely and co-ordinated way across the whole site alongside the phased delivery of residential development.</u> The Thatcham Strategic Growth Study provides guiding principles for the delivery of the site therefore proposals will demonstrate that these guiding principles have been positively responded to.'</p> <p>Homes The site is to be allocated for <u>the phased delivery of</u> approximately 1,500 dwellings which will be completed within the period of the <u>Pplan</u>. These</p>	For clarity and effectiveness. See Council's written statement Matter 4 (WS4/1). Further changes made in response to the Inspector's Action Points AP15-25 and AP73.

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			<p> dwellings will comprise <u>an appropriate mix of a-housing types, tenures and sizes having regard to mix which complies with the housing mix contained in Table 3 of p</u>Policy SP18. In addition at least:</p> <ul style="list-style-type: none"> • 40% of dwellings will be affordable housing <u>in accordance with SP19;</u> and • 3% of dwellings will be delivered via serviced custom/self-build plots. <p>Community <u>The site will provide A range of community facilities will be provided, including:</u></p> <ul style="list-style-type: none"> • Local centres providing local retail facilities and small-scale <u>employment business uses including</u> for community use (approximately 1,100sq.metres Class E and F2); • <u>Primary Healthcare provision and associated infrastructure, which is operationally and financially viable, the details of which should be agreed with 450sq.metres GP Surgery to be offered to the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB) or other such appropriate body, taking into account the feasibility study carried out by BOB-ICB. Further detailed feasibility work should be carried out at the applicant’s expense in collaboration with BOB ICB;</u> • Early years provision; • A 2.5FTE p <u>Early years and Pprimary school provision on site and sports infrastructure requirements of the school. L with</u> land to be provided and build costs to be met by the applicant; • <u>Secondary school and SEND provision, including the provision of land and a financial contribution –land to meet the impact of the development. The nature and cost of the required provision mitigation will be informed by a feasibility study, undertaken at the</u> 	

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			<p>applicant's expense and prepared in collaboration with the Council and local stakeholders;</p> <ul style="list-style-type: none"> • A 1,200sqm <u>Community indoor facility to be used for sport and community uses with a variety of room sizes (currently use classes E and F); and</u> • Outdoor formal and informal sports pitches and areas to meet the identified needs of the development; • Open space to meet the needs of the development in accordance with Policy DM41. <p>Green Infrastructure</p> <p>The site will provide a comprehensive <u>network of green infrastructure network and open space across the whole site in accordance with SP10 which will respond positively to the take advantage of the sensitivities of the landscape, protect and enhance landscape and biodiversity features of value within and around the site and make provision for biodiversity net gain.</u></p> <p><u>This network will comprise:</u></p> <p><u>The provision will include:</u></p> <ul style="list-style-type: none"> • <u>Conservation of the areas of ancient woodland by providing appropriate buffers between the development and the ancient woodland;</u> • <u>Enhancements for biodiversity;</u> • <u>A band of green infrastructure/new community park across the higher land on the northern part of the allocation (as shown on the indicative map figure.X) to be retained outside the settlement boundary. This is to create a buffer between the built development of the allocation and the adjoining countryside and the village of Upper Bucklebury to the north. The precise nature of the band of GI to be informed by a Landscape and Visual Impact Assessment and the masterplanning</u> 	

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			<p><u>process;</u></p> <ul style="list-style-type: none"> • A new community park linking Thatcham to the North Wessex Downs AONB; • <u>Green Infrastructure and open space within the developed parts of the site in addition to the community park, taking into account the requirements set out in DM40;</u> • <u>Greenways which connect through the site to the park and facilitate connectivity to the wider landscape and the existing Public Rights of Way network; connection to the AONB, and include leisure routes accessible to all users.</u> • A comprehensive network of other accessible routes and connections within the development which provide walking and cycling links along desire lines; • Existing and new Public Rights of Way and <u>A Public Rights of Way Strategy</u> 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; • Retained <u>Retention of existing and provision of</u> new trees, hedgerows and other appropriate native planting which contribute to biodiversity net gain; • <u>Provision of allotments;</u> • <u>Outdoor formal and informal sports pitches and areas, and</u> • <u>A Green Infrastructure Strategy</u> to show how the network of multifunctional green infrastructure will be delivered across the site. <p>Transport Measures will be included to improve accessibility by, and encourage use of, non-motorised <u>sustainable</u> transport modes.</p>	

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			<p><u>Development proposals for the site will be supported by A a Transport Assessment Strategy and Travel Plan to will provide detail on how this will be achieved, including:</u></p> <ul style="list-style-type: none"> • Active travel Improvements on routes between the site, Thatcham town centre and the railway station; • <u>Multiple access points and A-a vehicular through route;</u> • Sustainable transport through routes; • Mitigation of the development's impacts on the highways network with improvements to existing junctions where they are needed and delivery of new access points for all forms of movement and transport to the site at locations to be agreed with the planning authority; and • How adverse impacts on air quality will be minimised; <u>and</u> • <u>Promotion and encouragement of sustainable modes of travel, in accordance with policy DM45.</u> <p>Sustainability <u>Development proposals for of the site will be supported by an Energy Statement or a detailed energy section within the Sustainability Statement Charter which will</u> establish how policy requirements will be achieved. This will be informed by:</p> <ul style="list-style-type: none"> • An Energy Strategy which sets out measures to achieve a model low carbon development (following the energy hierarchy) in accordance with Ppolicies SP5 and DM4.; including: <ul style="list-style-type: none"> ○ Net zero carbon (regulated and unregulated energy) emissions for dwellings; ○ BREEAM 'excellent' non residential buildings; ○ on-site renewable energy to assist in the delivery of a net zero 	

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			<ul style="list-style-type: none"> ○ carbon neutral development; and ○ carbon off-setting. ● An Integrated Water Supply and Drainage Strategy which will set out: <ul style="list-style-type: none"> ○ Measures to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site; and ○ Surface water management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS). ● An Ecology Strategy which will set out: <ul style="list-style-type: none"> ○ A Biodiversity Net Gain Strategy to show how net gain will be achieved including through habitat restoration and linkages; ○ How priority habitats and ecological features will be protected and enhanced; ○ The creation of new ecological features; and a site-wide management plan. ● A Green Infrastructure Strategy which will show how a network of multifunctional green infrastructure will be delivered across the site. ● A Public Rights of Way Strategy to demonstrate how existing Public Rights of Way will be protected and enhanced and how new ones will be established, including bridleway links and safe crossing points. ● A Lighting Strategy which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs AONB, and measures to mitigate the impact on biodiversity. ● A Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd edn. 2013. This will inform the final capacity, development, design and layout of the site and requirements for green infrastructure and the provision of public open space. The LVIA will be informed by the Landscape Sensitivity Assessment 	

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			<p>(2021) of the site.</p> <ul style="list-style-type: none"> • A Mineral Resource Assessment (MRA) • A Historic Environment Strategy to demonstrate how the listed buildings in the area will be conserved and how the impact of the development on their settings has been considered. • A Construction and Operations Management Plan (COMP) to shall accompany any planning application on the site. The COMP shall safeguard the oil pipeline from operational works, including the provision of an appropriate buffer. <p><u>Flooding and Water Environment</u> <u>Development proposals for the site will be supported by a Flood Risk Assessment, in accordance with policy SP6, which will take into account the Thatcham Surface Water Management Plan and sets out:</u></p> <ul style="list-style-type: none"> ○ <u>adequate flood mitigation measures to ensure there is no detrimental impact on flood risk in Thatcham;</u> ○ <u>surface water drainage management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS); and</u> ○ <u>Flood alleviation measures already present on the site and how they will be retained, protected and enhanced.</u> <p><u>Development proposals also need to consider water resources and waste water in accordance with policy DM7.</u></p> <p><u>Biodiversity</u> <u>Development proposals for the site will be supported by a Biodiversity Strategy in accordance with policy SP11 which will set out:</u></p> <ul style="list-style-type: none"> ○ <u>How biodiversity net gain will be achieved including through habitat restoration and linkages;</u> 	

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			<ul style="list-style-type: none"> ○ <u>How priority habitats and ecological features will be protected and enhanced;</u> ○ <u>The creation of new ecological features; and</u> ○ <u>A site-wide biodiversity management plan.</u> <p><u>Landscape</u> <u>Development proposals for the site will be supported by a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013. This will inform the final capacity, masterplan for the 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 and Capacity Assessment (2021) of the site and policy SP5.</u></p> <p><u>Heritage</u> <u>Development proposals for the site will be supported by a Historic Environment Strategy in accordance with SP9 to demonstrate how the sites historical development, archaeological remains and historic buildings and parkland will inform the scheme and help to create a sense of place.</u></p> <p><u>Lighting</u> <u>Development proposals for the site will be supported by a Lighting Strategy which will include consideration of dark skies, particularly in relation to the nearby North Wessex Downs AONB, and measures to mitigate the impact on biodiversity.</u></p> <p><u>Mineral Resources</u> <u>Development proposals for the site will be supported by a Mineral Resource Assessment (MRA) which identifies any potential viable mineral</u></p>	

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			<p><u>resources on the site and considers firstly prior extraction, and then incidental extraction as part of the development.</u></p> <p><u>Masterplanning and Design Code</u> <u>The site will be masterplanned, funded by the applicant and prepared in collaboration with the applicant, the Council, the community and other stakeholders, prior to the submission of a planning application. The Masterplan will provide the framework to guide the development and should be based on the evidence base underpinning the Local Plan and outcome of further technical work prepared in line with requirements of this policy.</u> <u>The masterplan will provide a guide as to the location and extent of built development, land uses, green infrastructure including the green buffer, key access arrangements, community and other infrastructure. Proposals must have regard to, and demonstrate how, they have been guided positively by the agreed masterplan.</u></p> <p><u>A design code, prepared by the developer and agreed with the local planning authority, should be secured by a planning condition as part of any outline planning permission.'</u></p>	
	66	Supporting text to policy SP17	<p><i>Amend the supporting text to policy SP17 as follows:</i></p> <p>.....</p> <p>'6.54 In reviewing the vision for Thatcham as part of the LPR, and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work (Thatcham Strategic Growth Study (TSGS) 2020). The Thatcham Strategic Growth Study was carried out in 2019 – 2020 to understand how to plan for growth in Thatcham over the plan period. The West Berkshire Strategic Vision 2050 was drafted in 2022 to guide sustainable growth over the long term in the context of</p>	<p>To ensure the policy is justified and consistent with national policy. See Council's response to PQ33 For clarity and effectiveness. See See Council's response to PQ33 and the Council's written statement Matter 4</p>

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			<p><u>paragraph 22 of the updated NPPF published in 2021. These documents include relevant information that form part of the justification for the LPR’s spatial strategy and the strategic allocations in Newbury and Thatcham. ...</u></p> <p>6.58 The western edge of the site is adjacent to the existing Thatcham settlement boundary along Floral Way and Bath Road (A4). The eastern end of the site is adjacent to Colthrop Industrial Estate, which is contiguous with Thatcham. The new revised settlement boundary will be defined following the studies and work identified in the policy at the application stage....</p> <p>6.60 The Council’s spatial strategy is outlined in Policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in Policy SP3). Thatcham, as part of the Newbury and Thatcham urban area, is a sustainable location for development <u>as confirmed in the Strategic Vision 2050</u>. The TSGS shows the most sustainable way for development to come forward in the town and this policy draws on that evidence.</p> <p>6.61 Hence, Thatcham is now a focus for regeneration, for new housing and 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 approximately 1,500 dwellings is anticipated within the plan period.</p> <p><u>The site plan (figure x) shows indicative locations for access points and for the band of green infrastructure buffer to the northern part of the site. The final layout, access, landscaping and green infrastructure will be determined following the completion of further work such as LVIA and the</u></p>	<p>(WS4/1). Further changes made in response to the Inspector’s Action Points AP15-25 and AP73.</p>

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			<p><u>masterplanning process required by policy SP17.</u></p> <p><u>It is anticipated that approximately half of the site will be set aside as Green Infrastructure, to serve the new population at North East Thatcham and be retained in perpetuity. An area, across the north of the site, will provide a buffer between the new development and the existing community of Upper Bucklebury to the north and comprise an extensive area of multi-functional green space, which will protect ancient woodland and areas of ecological value while providing opportunities for informal recreation. In addition, green infrastructure will be provided within the areas of built development. Built development should respond to the findings of the LVIA and ensure an appropriate form of development taking into account the constraints of the site, including below ground infrastructure. Areas of isolated development should be avoided.</u></p> <p><u>The indicative GI buffer boundary takes into account the landscape work done to support the TSGS, and uses the 105m contour to the west and central portion of the site, with the 100m contour to the east. The gas pipeline across the north of the site is required to have designated standoff areas and given its location to the north of the site development to the north of the pipeline is not considered appropriate. The final extent of the GI buffer will be determined through the LVIA, masterplan and other relevant background work carried out to support a planning application on the site.</u></p> <p><u>The settlement boundary for Thatcham, in an exception to the settlement boundary review criteria set out in Appendix 2, will be revised through a future Plan to reflect the extent of the built up area once that has been defined through the masterplanning and planning application processes required by policy SP17. Consideration of whether it is appropriate to designate a gap between Thatcham and Upper Bucklebury, in line with</u></p>	

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			<p><u>policy DM2, will be considered once the settlement boundary has been redrawn.</u></p> <p><u>The site will deliver a number of community benefits, both for the new residents of the site and for existing residents of Thatcham. The community infrastructure required to support the development is set out in the policy, the specific details, including the location, size, and funding arrangements will be determined through the planning application stage. There may potentially be opportunities for some community infrastructure to be provided off site, or for improvements to existing services or facilities to be made as a result of the development.</u></p> <p><u>New education provision, including early years, primary and secondary provision will be required to support the needs of the development. Early years and primary provision will be provided on site. The requirements for secondary and SEND provision will be determined following the completion of a feasibility study which will consider the best solution for secondary education requirements in Thatcham. It is expected that land will be required on the site, and financial contributions to support delivery of the preferred solution.</u></p> <p><u>Primary healthcare facilities should be provided, with associated car parking and landscaping. The facilities should be operationally and financially viable and take into account the feasibility study commissioned by the NHS Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB-ICB). The facility should provide room sizes that comply with the Department of Health Building Note 11-01 (or any successor documents). The provision and any contractual arrangement of the facility will need to be agreed as part of any planning application coming forward on the site. Where the onsite provision of a facility in accordance with this policy is not</u></p>	

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			<p><u>viable, the Council will expect other offsite mitigation measures, to ensure the primary healthcare provision can support the new population growth. The applicant should engage with the BOB-ICB at an early stage to discuss the details of any offsite provision. A further feasibility study, to identify office mitigation measures, would need to be carried out at the applicant's expense and any identified offsite mitigation measures will be funded by the applicant through developer contributions.</u></p> <p><u>Flood risk and surface water drainage is a key consideration for Thatcham, following extensive surface water flooding in the summer of 2007 as a result of high intensity rainfall overwhelming storm drains and culverted streams. The flood event was considered to be in the order of a 1 in 200 year event. Following the flooding various studies and strategies were developed to identify opportunities for reducing flood risk in the town. The Thatcham Surface Water Management Plan (2010) sets out a number of proposed measures to reduce flood risk in Thatcham, focusing on retaining runoff upstream of Thatcham to reduce peak flows through the existing urban area and drainage system. A number of flood attenuation ponds have been constructed on the North East Thatcham site, and these are to be retained and enhanced in addition to Sustainable Drainage Systems (SuDS) provided on the site. Localised and strategic flood management measures will be required, in line with the requirements of the West Berkshire Sustainable Drainage Systems SPD (2018).</u></p> <p>6.62 British Geological Survey data identifies that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Minerals Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with the West Berkshire Minerals and Waste Local Plan 2020-2037.</p>	

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			<p>6.63 Further detailed work will be required to develop a coherent masterplan to take the development forward. The Council will commission the masterplan, this which will be produced in collaboration with <u>the applicant, the community and other stakeholders and funded by the developer as part of a Planning Performance Agreement. It will be build upon existing evidence and information already produced to support the allocation of the site, including the Thatcham Strategic Growth Study. The masterplan will provide a guide as to the location and extent of built development, land uses green infrastructure including the green buffer, key access arrangements, community and other infrastructure. The Masterplan will be agreed, by the Council, prior to the submission of a planning application.</u></p> <p><u>A Design Code will be developed alongside the planning application, secured by condition, and agreed with the Council prior to the submission of the first reserved matters application.'</u></p>	
	65	Policy SP17 Indicative site map	<p><i>Replace the indicative site map with the indicative site map shown in Annex G below.</i></p> <p><i>Consequential changes to the Policies Map.</i></p>	<p>For clarity and effectiveness.</p> <p>In response to the Inspector's Action Point AP22</p>
	67	Policy SP18	<p><i>Amend fourth paragraph of the policy as follows:</i></p> <p>'All dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). Around 10% of the new market housing and a maximum of 5 units of the affordable sector should also meet the wheelchair accessible standard M4(3) wheelchair user</p>	<p>To remove any ambiguity in the application of the policy in response to the Inspector's Action Point (AP33) contained within IN26</p>

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			<p> dwellings. unless evidence clearly demonstrates that this would make the scheme unviable. The Council will also support proposals for affordable wheelchair adaptable and accessible homes where evidenced by need. Affordable wheelchair adaptable and accessible homes will be negotiated on a site by site basis. The Council will take account of site-specific factors, evidence of site suitability and/or whether it would render development unviable in determining whether these requirements should apply.</p>	
	70	Policy SP19 and supporting text	<p><i>Amend the policy as follows:</i></p> <p><i>Amend criterion b in second paragraph as follows:</i></p> <p>'b. <u>In areas designated as rural under Section 157(1) of the Housing Act 1985</u> On development sites of between five and nine dwelling, 20% provision.'</p> <p><i>Amend fourth paragraph of the policy as follows:</i></p> <p>'If a lower provision of affordable housing is sought in exceptional circumstances, a review mechanism will <u>may</u> be required to ensure that if viability improves during the lifetime of the development project, additional affordable housing, up to the levels specified in this policy, is provided.'</p> <p><i>Amend fifth paragraph of the policy as follows:</i></p> <p>'In exceptional circumstances where site specific issues inhibit the provision of on-site affordable housing, or where provision can be better met on an alternative site in the district, off-site contributions may be accepted as an alternative, <u>where it would result in mixed and balanced communities.</u>'</p>	<p>To comply with national policy and in response to the Inspector's Action Point (AP34) contained within IN26.</p> <p>To clarify the relationship between policy DM19 and the provision of affordable housing in SP19. In response to the Inspector's Action Point (AP55) contained within IN27.</p> <p>In addition, the supporting text has been updated to include reference to the Whole Plan Viability Assessment 2022.</p>

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			<p><i>Amend sixth paragraph as follows:</i></p> <p>In determining residential applications the Council will assess the site size, suitability and type of units to be delivered. The Council will seek a tenure split of 25% First Homes and then <u>70% social rented and 30% affordable home ownership</u> 5% shared ownership. The priority</p> <p><i>Amend the ninth paragraph as follows:</i></p> <p>'In relation to extra care housing, it is recognised that provision of affordable housing may be particularly difficult to achieve. In such circumstances, the policy will be implemented on a case-by-case basis, and the individual viability assessment will be used to demonstrate an appropriate affordable housing contribution. <u>In relation to specialist housing for older and disabled people it is recognised that the provision of affordable housing may be particularly difficult to achieve. Proposals will therefore be considered having regard to whether it falls within Class C2 or Class C3 depending on the level of care and scale of communal facilities provided. In such circumstances the policy will be implemented on a case-by-case basis, and the individual viability assessment will be used to demonstrate an appropriate affordable housing contribution.'</u></p> <p><i>Amend final paragraph as follows:</i></p> <p>The Council will expect First Homes <u>and other forms of affordable home ownership</u> dwellings to remain affordable in perpetuity so as to meet the needs of both current and future occupiers. It is expected</p> <p><i>Amend supporting text as follows:</i></p>	

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			<p><i>Amend paragraph 6.75 as follows:</i></p> <p>'6.75 The NPPF and the Planning Practice Guidance (PPG) states that affordable housing should only be sought from major development of 10 or more dwellings or on housing sites of 0.5 ha or more across the district, <u>other than in designated rural areas</u>. In designated rural areas local planning authorities may instead choose to set their own lower threshold in plans and seek affordable housing contributions from developments above that threshold. Designated rural areas applies to rural areas described under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty. As Approximately about 74% of West Berkshire is within an AONB. and most 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 <u>between five and nine dwellings in the parishes designated as rural and this is reflected in Policy SP19. In the following parishes that are not designated as rural areas the level of affordable housing required will only apply to sites of 10 dwellings or more as set out in the Policy:</u></p> <ul style="list-style-type: none"> • <u>Burghfield</u> • <u>Greenham</u> • <u>Holybrook</u> • <u>Newbury</u> • <u>Speen</u> • <u>Thatcham</u> • <u>Theale</u> • <u>Tilehurst</u> <p><i>Amend second sentence of paragraph 6.80 as follows:</i></p>	

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			<p>A study of economic viability has been carried out on behalf of the Council which sets out the evidence for affordable housing thresholds <u>and this was updated through the Whole Plan Viability Assessment 2022.</u></p> <p><i>Amend paragraph 6.85 as follows:</i></p> <p>As a starting point, the Council seeks a tenure split of affordable housing on each development site of 25% First Homes, 70% social rented and 30% affordable home ownership<u>5% affordable/shared ownership</u>. The Housing Need Assessment concludes that the core requirement is for social rented housing. There is, however, still a significant proportion of existing and newly arising households that require access to some form of affordable home ownership, <u>including shared ownership, discounted market sale and First Homes.</u></p>	
Chapter 7 Fostering Economic Growth and Supporting Local Communities				
	73	Policy SP20	<p><i>Amend text in the policy as follows:</i></p> <p>'Through the LPR the Council will seek to facilitate the growth and forecasted change of business development over the plan period <u>through site allocations and</u> by promoting the supply of office and industrial space across the District to the meet the identified shortfall<u>needs. For the plan period 2023 – 2041 there is a requirement across the District for a minimum of 57,531sqm (NIA) of office space and a minimum of 98,196sqm (GIA) (24.5ha) of industrial space.</u></p> <p>Appropriate proposals for business development (offices, industrial and storage and distribution) will be supported where they are located:</p>	To reflect the deletion of policy SP21 and in response to the Inspector's Action Point (AP5) contained within IN14

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			<p>a) On sites allocated for business development as set out Policy SP21 and in accordance with the individual site specific policy <u>(ESA1 – ESA6) in this Plan or any subsequent neighbourhood plans</u>; or</p> <p>b) On a suitable site within a settlement boundary; or</p> <p>c) Within a Designated Employment Area (DEA) in accordance with Policy DM32, <u>and as listed in Appendix 4 and</u> as defined on the Policies Map; or</p> <p>d) On previously developed land within existing suitably located employment sites; or</p> <p>e) Within the countryside provided the proposal is in accordance with other relevant policies within the Plan, in particular Policy DM35.</p> <p>Proposals for</p>	
	73	Policy SP20 – Youngs Industrial Estate DEA boundary on Policies Map	<i>Amend the boundary of Youngs Industrial Estate Designated Employment Area on the Policies Map as set out in Annex H</i>	In response to the Inspector’s Action Point (AP65) contained within IN27 – amend boundary of the DEA for Youngs Industrial Estate to revert back to the current boundary as shown on the Core Strategy Policies Map. This is to ensure the boundary is justified and effective with regard to the approach to development within the DEPZ.

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	73	Policy SP20 – Membury Industrial Estate DEA boundary on Policies Map	<i>Amend the boundary of Membury Industrial Estate Designated Employment Area on the Policies Map as set out in Annex I</i>	In response to the Inspector’s Action Point (AP68) contained within IN27 - boundary of the Designated Employment Area for Membury Industrial Estate amended to include the full extent of the allocated sites ESA2 and ESA3.
	73	Supporting text to policy SP20	<i>Amend paragraph 7.1 as follows:</i> ‘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 <u>2041-2039</u> . For the purposes of this Plan business uses/development are office (<u>Egi and Egii</u>), industrial, storage and distribution (<u>Egiii, B2 and B8</u>), and the term employment land/site refers to the land on which these uses are located. It is recognised that the term economic development is broader and encompasses other employment generating uses including main town centre uses, as well as community and public uses.’	In response to the Inspector’s Action Point (AP70) contained within IN27 .
	74	Supporting text to policy SP20	<i>Amend paragraph 7.4 as follows:</i> ‘7.4 The ELR 2022 concludes that whilst the office sector in West Berkshire has been steadily shrinking over the past decade, the economic forecast predicts positive job growth over the plan period and recommends a need for a net increase in office space of <u>a minimum 57,531 sqm (NIA) to 2041. 50,816sqm to 2039.</u> ’	To reflect the updated requirements for office space to 2041 as per AP5.

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	74	Supporting text to policy SP20	<p><i>Amend last sentence of paragraph 7.8 as follows:</i></p> <p>'7.8 The ELR 2022 therefore recommends a minimum industrial requirement of <u>98,196sqm or 24.5ha</u> 91,109sqm or 23 ha of land to 2041 2039 to meet identified needs.'</p>	To reflect the updated requirements for industrial space to 2041 as per AP5.
	74	Supporting text to policy SP20	<p><i>Insert additional text after paragraph 7.9 as follows:</i></p> <p><u>Any sites allocated through the neighbourhood planning process will be in addition to those sites allocated within this Plan and/or existing planning commitments within the neighbourhood planning area.</u></p>	To reflect the deletion of policy SP21.
	74	Supporting text to policy SP20	<p><i>Amend paragraph 7.10 as follows:</i></p> <p>'7.10 The ELR is clear that the industrial requirement of 91,109sqm is a minimum and therefore the regeneration of the London Road Industrial Estate (LRIE) <u>Bond Riverside area (formerly known as London Road Industrial Estate (LRIE)) will have the potential to provide flexibility to the figures deliver additional supply</u> in the later part of the plan period. The redevelopment and regeneration of the <u>Bond Riverside area</u>LRIE is a long held vision of the Council and a recent decision by the Council's Executive (June 2022) agreed a new approach for the site which focuses on job creation, attracting investment to Newbury and achieving carbon neutrality. <u>The site the area has scope, subject to overcoming other policy constraints, for regeneration and the intensification of employment uses to maximise the potential of the site as an employment location, which at present is not optimum and does not provide an attractive environment for modern day use. At this stage the Bond Riverside area is not considered as part of the supply due to uncertainty with regard to the timing of delivery, but the LPR recognises its potential.</u> The majority of the LRIE site<u>Bond Riverside area</u></p>	To reflect the up to date position relating to Bond Riverside.

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			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 <u>LRIE Bond Riverside area</u> and the adjoining Riverpark Industrial Estate but excludes the football ground. A key aspiration of the regeneration is to increase the type and level of employment opportunities on the site through intensification and more efficient use of brownfield land. The Council are currently preparing a comprehensive strategy for the delivery of regeneration on the LRIE site. Due to the timing of this strategy and the site's location within the settlement boundary of Newbury, the site has not been identified as a site allocation, however it does need to be recognised as an area of regeneration for its potential to deliver flexibility to the employment figures over the plan period.'	
	75	Supporting text to Policy SP20	<p><i>Amend paragraph 7.14 as follows:</i></p> <p>'As a result the ELR recommends safeguarding existing employment sites. West Berkshire has a number of designated employment areas (DEA) which are specific locations across the District designated for business uses/development providing a range of sites and locations to promote sustainable economic growth. <u>Those areas known as Protected Employment Areas (PEAs) are renamed Designated Employment Areas (DEAs) through this LPR. All DEAs are listed in Appendix 4 and defined on the Policies Map.</u> The District's DEA's contribute significantly to the supply of employment land and provide opportunities for regeneration and intensification and therefore Policy DM32 seeks to safeguard these areas to protect and strengthen their function and integrity.'</p>	To reflect the deletion of policy SP21.
	75	Supporting text to Policy SP20	<p><i>Insert new paragraph after paragraph 7.15 as follows:</i></p> <p>'<u>Greenham Business Park has a Local Development Order in place across</u></p>	To reflect the deletion of policy SP21.

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			<p><u>the site. This sets our development parameters by which certain schemes can proceed without planning permission. Proposals which are outside of the scope of the Local Development Order and require planning permission shall be determined in accordance with the relevant LPR policies.'</u></p>	
	77	Policy SP21	<p><i>Delete the policy and supporting text. Remove references to this policy throughout LPR.</i></p>	<p>To remove unnecessary duplication. See Council response to PQ14.</p>
	79	Policy SP22 – Primary Shopping Area shown on Policies Map	<p><i>Amend Policies Map to delete the Primary Shopping Area on the east side of the Kennet Centre fronting the Market Place as set out in Annex J below.</i></p>	<p>In response to the Inspector’s Action Point (AP71) contained within IN27 - amend to reflect existing situation and to ensure the designation is effective.</p>
	83	Policy SP24	<p><i>Amend the first and fifth paragraphs of the policy as follows:</i></p> <p><i>Delete first paragraph of the policy and replace with the new text as follows:</i></p> <p>New development will be supported where it contributes to the delivery of infrastructure to support the overall spatial strategy of West Berkshire. This includes making contributions to the delivery of all relevant infrastructure projects included in the IDP in the form of financial contributions or on site provision. Infrastructure, facilities and services both on and off site, that are necessary to make the development acceptable, will be supported if provided at the appropriate stage.</p> <p><u>'Development will be required to ensure the timely and coordinated delivery of necessary infrastructure, having regard to the latest version of the</u></p>	<p>In response to the Inspector’s Action Point (AP35) contained within IN26</p>

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			<p><u>Council’s Infrastructure Delivery Plan, through proportionate financial contributions and/or on- site provision. Where necessary, the phasing of development will be linked to infrastructure provision.’</u></p> <p><i>Delete fifth paragraph of the policy as follows:</i></p> <p>‘The key strategic and local infrastructure schemes required to facilitate new development and secure the delivery of development within this plan will be linked to the phasing of new development. Phasing and specific infrastructure requirements are set out within the Infrastructure Delivery Plan (IDP).’</p>	
Chapter 8 Non-Strategic Site allocations: Our Place Based Approach				
	85	Paragraph 8.2	<p><i>Amend the final three sentences of paragraph 8.2 as follows:</i></p> <p>‘... The actual numbers achieved on any site may vary slightly depending on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and other specific site characteristics. Final densities will depend on the housing type and mix. Approximate numbers are therefore given in the site policies to enable some flexibility at the more detailed design stage. The approximate numbers are indicative, and actual numbers will be determined during the planning application process through detailed design work in accordance with the parameters set out below and other relevant policies, having regard to the particular characteristics of the site and its surroundings.’</p>	In response to the Inspector’s Action Point (AP48) contained within IN26
	85	After Paragraph 8.2	<p><i>Insert additional text and table after paragraph 8.2 as follows:</i></p> <p><u>‘Sites allocated for residential development: Newbury and Thatcham</u></p>	To reflect the deletion of policy SP13.

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			<p><u>8.3. The main focus for growth in West Berkshire is the Newbury and Thatcham area, where two strategic urban extensions are proposed; the first, the existing Core Strategy allocation at Sandleford Park, south of Newbury, which is carried forward with a redefined policy boundary where approximately 1,500 homes could be developed; and the second, another greenfield site, to the northeast of Thatcham for approximately 1,500 homes. These two sites are allocated under Policies SP16 and SP17, with the remainder of the growth in the Newbury and Thatcham area comes through smaller site allocations set out below.</u></p> <p><u>8.4. There is significant potential on previously developed land within settlement boundaries, particularly in Newbury town centre and periphery. Sites within settlement boundaries are not being allocated. This is because settlement boundaries are a long-established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations.</u></p> <table border="1" data-bbox="667 983 1711 1350"> <thead> <tr> <th><u>Policy</u></th> <th><u>Allocation</u></th> <th><u>Approximate numbers</u></th> </tr> </thead> <tbody> <tr> <td><u>RSA1</u></td> <td><u>Land north of Newbury College, Monks Lane, Newbury (Site ref HSA 1)</u></td> <td><u>15 dwellings</u></td> </tr> <tr> <td><u>RSA2</u></td> <td><u>Land at Bath Road, Speen</u></td> <td><u>100 dwellings</u></td> </tr> <tr> <td><u>RSA3</u></td> <td><u>Land at Coley Farm, Stoney Lane, Newbury (Site Ref: HSA 3)</u></td> <td><u>75 dwellings</u></td> </tr> <tr> <td><u>RSA4</u></td> <td><u>Land off Greenham Road, South East Newbury (Site Refs: HSA 4)</u></td> <td><u>160 dwellings</u></td> </tr> <tr> <td><u>RSA5</u></td> <td><u>Land at Lower Way, Thatcham (Site Ref: THA025)</u></td> <td><u>85 dwellings</u></td> </tr> <tr> <td><u>RSA25</u></td> <td><u>Long Copse Farm, Enborne</u></td> <td><u>24 plots</u></td> </tr> </tbody> </table>	<u>Policy</u>	<u>Allocation</u>	<u>Approximate numbers</u>	<u>RSA1</u>	<u>Land north of Newbury College, Monks Lane, Newbury (Site ref HSA 1)</u>	<u>15 dwellings</u>	<u>RSA2</u>	<u>Land at Bath Road, Speen</u>	<u>100 dwellings</u>	<u>RSA3</u>	<u>Land at Coley Farm, Stoney Lane, Newbury (Site Ref: HSA 3)</u>	<u>75 dwellings</u>	<u>RSA4</u>	<u>Land off Greenham Road, South East Newbury (Site Refs: HSA 4)</u>	<u>160 dwellings</u>	<u>RSA5</u>	<u>Land at Lower Way, Thatcham (Site Ref: THA025)</u>	<u>85 dwellings</u>	<u>RSA25</u>	<u>Long Copse Farm, Enborne</u>	<u>24 plots</u>	
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	85	Policy RSA1	<p><i>Delete the criterion as follows:</i></p> <p>'e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p>
	87	Policy RSA2	<p><i>Delete the criterion as follows:</i></p> <p>'g. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Amend criterion as follows:</i></p> <p>'j) Development will protect and enhance the special architectural and historic interest of the Speen Conservation Area. <u>Particular attention will be paid to the design of the scheme when approaching the Conservation Area along Bath Road, responding sensitively to the character, density and scale</u></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid</p>

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			<p><u>of existing development.'</u></p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'</u></p>	<p>duplication with policy DM7, this criterion is no longer required.</p> <p>Development is required to consider the architectural and historic interest of Speen. As agreed in the Statement of Common Ground with Historic England</p> <p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)</p>
	89	Policy RSA3	<p><i>Delete the criterion as follows:</i></p> <p>'e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'</p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to</p>

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

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			Development will be occupied in line with this strategy.	<p>DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency.</p>
	95	New paragraphs and table before Policy RSA6	<p><i>Insert additional text and table before policy RSA6 as follows:</i></p> <p>Sites allocated for residential development: Eastern Area</p> <p><u>8.5. In the Eastern Area the significant constraints to development mean provision for new development is more limited. Constraints include the Detailed Emergency Planning Zone (DEPZ) of Atomic Weapons Establishment (AWE) Aldermaston and AWE Burghfield. The DEPZ was defined following changes to legislation in 2019 (Radiation (Emergency Planning Preparedness and Public Information) Regulations 2019) which resulted in the redetermination of the emergency planning arrangements</u></p>	To reflect the deletion of policy SP14.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>around AWE Aldermaston and AWE Burghfield in 2020. Given the constraints in this spatial area the LPR does not propose any strategic allocations, but non-strategic allocations are proposed on the edge of existing settlements as set out below.</u></p> <p><u>8.6. Land adjacent to New Stocks Farm (Policy RSA24), which is located within the DEPZ of AWE Aldermaston, is already in use for Gypsy and Traveller accommodation (transit site). The allocation of the site for eight permanent pitches was not considered to have an impact upon the emergency plan.</u></p> <p><u>8.7. Land adjoining Pondhouse Farm, Burghfield (Policy RSA12), which is located within the DEPZ of AWE Burghfield, was granted outline planning permission in December 2019. When the DEPZ was reconsidered in 2020, the 100 units proposed were included in the detailed calculations undertaken by Emergency Planning.</u></p> <p><u>8.8. If in the future the DEPZ is reviewed and the emergency planning arrangements be amended, then future reviews of the Local Plan will consider whether allocations in this area would be suitable.</u></p>	

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

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

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

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	111	Policy RSA13	<p><i>Delete the criterion as follows:</i></p> <p>'f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Delete criterion j and criterion k as follows:</i></p> <p>'j. An odour assessment will be required due to the nearby location of the Woolhampton Waste Water Treatment Works;</p> <p>k. Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required; and'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.'</u></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>In response to the Inspector's Action Point (AP49) contained within IN26</p> <p>In line with the strategic objectives of the LPR to mitigate and adapt to the effects of climate change. See WS6/1 Council response to Q6.27.</p>

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	113	New paragraph and table before Policy RSA14	<p><i>Insert additional text and table before policy RSA14 as follows:</i></p> <p>‘Sites allocated for residential development: North Wessex Downs AONB</p> <p><u>8.9. The special characteristics of the North Wessex Downs AONB mean that development will be modest, helping to meet local needs, support the rural economy and sustain local facilities in accordance with Policy SP12.</u></p> <table border="1" data-bbox="651 639 1715 1377"> <thead> <tr> <th><u>Policy</u></th> <th><u>Allocation</u></th> <th><u>Approximate numbers</u></th> </tr> </thead> <tbody> <tr> <td><u>RSA14</u></td> <td><u>Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)</u></td> <td><u>60 dwellings</u></td> </tr> <tr> <td><u>RSA15</u></td> <td><u>Land at Newbury Road, Lambourn (Site Ref: HSA 20)</u></td> <td><u>5 dwellings</u></td> </tr> <tr> <td><u>RSA16</u></td> <td><u>Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)</u></td> <td><u>20 dwellings</u></td> </tr> <tr> <td><u>RSA17</u></td> <td><u>Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)</u></td> <td><u>15 dwellings</u></td> </tr> <tr> <td><u>RSA18</u></td> <td><u>Pirbright Institute Site, High Street, Compton (Site Ref: HSA 22)</u></td> <td><u>140 dwellings</u></td> </tr> <tr> <td><u>RSA19</u></td> <td><u>Land west of Spring Meadows, Great Shefford (Site Ref: GS1)</u></td> <td><u>15 dwellings</u></td> </tr> <tr> <td><u>RSA20</u></td> <td><u>Land off Charlotte Close, Hermitage (Site Ref: HSA 24)</u></td> <td><u>15 dwellings</u></td> </tr> <tr> <td><u>RSA21</u></td> <td><u>Land to the south east of the Old Farmhouse, Hermitage (Site Ref HSA 25)</u></td> <td><u>10 dwellings</u></td> </tr> <tr> <td><u>RSA22</u></td> <td><u>Land adjacent Station Road, Hermitage</u></td> <td><u>34 42 dwellings</u></td> </tr> <tr> <td><u>RSA23</u></td> <td><u>Land adjoining The Haven, Kintbury (Site Ref: KIN6)</u></td> <td><u>20 dwellings</u></td> </tr> </tbody> </table>	<u>Policy</u>	<u>Allocation</u>	<u>Approximate numbers</u>	<u>RSA14</u>	<u>Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)</u>	<u>60 dwellings</u>	<u>RSA15</u>	<u>Land at Newbury Road, Lambourn (Site Ref: HSA 20)</u>	<u>5 dwellings</u>	<u>RSA16</u>	<u>Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)</u>	<u>20 dwellings</u>	<u>RSA17</u>	<u>Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)</u>	<u>15 dwellings</u>	<u>RSA18</u>	<u>Pirbright Institute Site, High Street, Compton (Site Ref: HSA 22)</u>	<u>140 dwellings</u>	<u>RSA19</u>	<u>Land west of Spring Meadows, Great Shefford (Site Ref: GS1)</u>	<u>15 dwellings</u>	<u>RSA20</u>	<u>Land off Charlotte Close, Hermitage (Site Ref: HSA 24)</u>	<u>15 dwellings</u>	<u>RSA21</u>	<u>Land to the south east of the Old Farmhouse, Hermitage (Site Ref HSA 25)</u>	<u>10 dwellings</u>	<u>RSA22</u>	<u>Land adjacent Station Road, Hermitage</u>	<u>34 42 dwellings</u>	<u>RSA23</u>	<u>Land adjoining The Haven, Kintbury (Site Ref: KIN6)</u>	<u>20 dwellings</u>	To reflect the deletion of policy SP15.
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	115	Policy RSA15	<p><i>Amend the criterion as follows:</i></p> <p>'h. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. Infiltration from groundwater into the network has been identified as a strategic issue within</p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are</p>

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	117	Policy RSA16	<p><i>Delete the criterion as follows:</i></p> <p>'b. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Amend the criterion as follows:</i></p> <p>'f) <u>Appropriate landscaping</u> A substantial tree belt will be provided along the northern boundary, <u>responding positively</u> 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.'</p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>For clarity and effectiveness. See WS6/1</p>

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				Council response to Q6.33.
	119	Policy RSA17	<p><i>Amend text in the policy as follows:</i></p> <p>'b) Access will need to be obtained <u>provided</u> from East Lane. <u>The existing frontage hedgerow should be retained and enhanced as much as possible as part of the design and so proposals should allow for a maximum of three access points from East Lane. To achieve the sight lines of 2.4 x 43 metres, these will</u> accesses may need to serve more than one dwelling.</p> <p>c) A footway fronting the site which links to the existing footway to the west of the site; Opportunities should be taken to enable linkages to connect to existing footways along East Lane;. ...</p> <p>g) The development design and layout will be further informed by a Heritage Impact Assessment. <u>The development will protect and enhance the special architectural and historic interest of the Chieveley Conservation Area, with particular attention paid to the western end of the site adjoining the boundary of the Grade II listed the Old House.'</u></p> <p><i>Insert additional criteria as follows:</i></p> <p><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><u>'Development of the site provides an opportunity to be able to establish a burial ground at the western end of the site adjoining the boundary of the Grade II listed the Old House. Further consideration will be required at the planning application stage in order to determine the detailed layout of this area.'</u></p>	<p>To ensure consistency across all the RSA policies. HIA would enable further consideration of the relationship between the site and nearby heritage assets and inform the approach to the hedgerow. As agreed in the Statement of Common Ground with Historic England and as amended in response to the Inspector's Action Point (AP51) contained within IN26</p> <p>See WS6/1 Council response to Q6.34 – additional criteria for effectiveness.</p> <p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>'Development proposals should explore the opportunity to provide a footpath link to Chieveley recreation ground from the western part of the site adjoining the boundary of the Grade II listed the Old House.'</u></p> <p><i>Amend indicative site map to show three access points</i></p> <p><i>Delete criterion as follows:</i></p> <p>'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.'</u></p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'</u></p>	<p>modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure consistency across all the RSA policies. See WS6/1</p> <p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency.</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
	121	Policy RSA18	<p><i>Delete the criterion as follows:</i></p> <p>'An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'k iii detailed compute modelling of the River Pang which runs to the south of the site will be required to inform development proposals, including the latest Climate Change Allowances.'</u></p> <p><i>Amend the criterion as follows:</i></p> <p><u>'n) ...The scheme # will also conserve and enhance explain how the special architectural and historic interest of the Compton Conservation Area and protect its setting has been taken into account....'</u></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)</p> <p>To ensure that the scheme is designed to conserve and enhance the special architectural and historic importance of the conservation area and its setting. As agreed in the</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
				Statement of Common Ground with Historic England.
	124	Policy RSA19	<p><i>Amend the criterion as follows:</i></p> <p>'i. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. Infiltration from groundwater into the network has been identified as a strategic issue within this catchment; therefore development on the site will connect to the mains sewerage system. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the East Shefford Sewage Treatment Works.'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The development design will respond positively to the challenge of climate change and be designed for climate resilience, including maximising the efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.'</u></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, the reference to such a strategy is proposed to be removed.</p> <p>To ensure consistency across all the RSA policies. See WS6/1</p>
	126	Policy RSA20	<p><i>Amend the criterion as follows:</i></p> <p>'b) The site will be accessed via Charlotte Close with the provision of pedestrian and cycle linkages through the site to the allocations RSA21</p>	<p>In response to the Inspector's Action Point AP52 (b) which is contained within IN26.</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>(Land to the south east of the Old Farmhouse) and <u>the public open space in RSA22</u> (land adjacent Station Road). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local Primary School to enable sustainable travel;’</p> <p><i>Amend indicative site map to show linkages</i></p> <p><i>Delete the criterion as follows:</i></p> <p>‘e. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.’</p>	<p>In response to the Inspector’s Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p>
	128	Policy RSA21	<p><i>Amend the criterion as follows:</i></p> <p>‘e) The site will be accessed via Newbury Road and/or Lipscombe Close with the provision of pedestrian and cycle linkages from Lipscombe Close through the site to the allocations at RSA20 (Land off Charlotte Close) and <u>the public open space in RSA22</u> (land adjacent Station Road). Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel;’</p> <p><i>Amend indicative site map to show linkages</i></p>	<p>In response to the Inspector’s Action Point AP52 (b) which is contained within IN26.</p> <p>In response to the Inspector’s Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are</p>

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			<p><i>Delete the criterion as follows:</i></p> <p>'h. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The design of the development should protect the setting of the nearby Listed Building (Barnaby Thatch)'</u></p>	<p>applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure proposals take account of this designated heritage asset and ensure that they avoid or minimise harm to its significance. As agreed in the Statement of Common Ground with Historic England.</p>
	130	Policy RSA22	<p><i>Amend text in the policy as follows:</i></p> <p>'a) The provision of approximately 34 42 dwellings in a low density scheme that provides a mix of dwellings sizes and types appropriate for the local area;</p> <p>b) Access to the site will be provided by Station Road, <u>with options for other accesses from Lipscomb Close and / or B4009 Newbury Road being explored. If required, any access from Lipscomb Close should be a through route. for Walking and cycle links will be provided to the allocations RSA20 (Charlotte Close) and RSA21 (Old Farmhouse).</u></p>	<p>To reflect the agreed position from the statement of common ground published on 4 June 2024 (EXAM34) and in response to the Inspectors Action Point AP52 (a) which is contained within IN26.</p> <p>In response to the</p>

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			<p>Opportunities should be taken to enable making these linkages part of a Hermitage to Newbury off-road path and to providing footpath links to the local primary school to enable sustainable travel; ...</p> <p>d) ... ii) Retain the the land to <u>in the north western part</u> of the site as a <u>public open space</u> an open area which could have a character of a village green;</p> <p>d) ... iv) <u>Be 15 metres width</u> set back from Station Road to retain the rural character and the setting of the mature roadside trees;’</p> <p><i>Proposed amendment to the indicative site map as set out in Annex K</i></p> <p><i>Delete the criterion as follows:</i></p> <p>‘i An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. A housing phasing plan will be required to ensure development does not outpace delivery of essential network upgrades to the Chieveley Sewage Treatment Works;’</p> <p><i>Amend the criterion as follows:</i></p> <p>‘k) A Heritage Impact Assessment will be required due to the presence of non-designated heritage assets <u>and the nearby Scheduled Monument (Grimsbury Castle).</u>’</p> <p><i>Include additional criterion as follows:</i></p>	<p>Inspector’s Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure proposals take account of this designated heritage asset and ensure that they avoid or minimise harm to its significance. As agreed in the Statement of Common Ground with Historic England</p> <p>For effectiveness. Part of the site is underlain by aggregate mineral deposits. See WS6/1</p>

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			<p><u>'Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.'</u></p> <p><i>Include additional criterion as follows:</i></p> <p><u>'Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required'</u></p>	Council response to Q6.45.
	132	Policy RSA23	<p><i>Delete criterion as follows:</i></p> <p>'f. An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water and waste water, both on and off site. Development will be occupied in line with this strategy.'</p> <p><i>Include additional criterion as follows:</i></p> <p><u>'The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.'</u></p>	<p>In response to the Inspector's Action Point AP40 contained within IN26. EXAM23 proposes modifications to policy DM7 to ensure that phasing conditions are applied where there is a capacity constraint to ensure any necessary infrastructure upgrades are delivered ahead of occupation. To avoid duplication with policy DM7, this criterion is no longer required.</p> <p>To ensure consistency across all the RSA policies. As agreed in the Statement of Common</p>

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				Ground with the Environment Agency (EXAM24) .												
	136	Policy RSA25	Remove the criterion as follows: 'k) No caravans will be permitted within Flood Zones 2 and 3 at the northern edge of the site'.	There is no flood zone 2/3 within the site. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)												
		Interactive version of the Policies Map	Amend to ensure it reflects the indicative site map and the 'hard copy' of the Policies Map in relation to RSA25	In response to the Inspector's Action Point (AP60) contained within IN27												
	138	Paragraph 8.3	Amend paragraph 8.3 and insert additional text and table after first sentence as follows: Sites allocated for employment land 8.3.8.10 Policies for the employment site allocations are set out below. The following sites will be allocated to facilitate the growth and forecasted change in industrial land over the plan period to 2041 2039: <table border="1"> <thead> <tr> <th><u>Policy Ref:</u></th> <th><u>Site Name:</u></th> <th><u>Approximate floorspace (sqm)</u></th> <th><u>Use</u></th> </tr> </thead> <tbody> <tr> <td><u>ESA1</u></td> <td><u>Land east of Colthrop Industrial Estate, Thatcham</u></td> <td><u>20,400</u></td> <td><u>B2/B8</u></td> </tr> <tr> <td><u>ESA2</u></td> <td><u>Land west of Ramsbury Road, Membury</u></td> <td>10,381 <u>10,390</u></td> <td><u>B2/B8</u></td> </tr> </tbody> </table>	<u>Policy Ref:</u>	<u>Site Name:</u>	<u>Approximate floorspace (sqm)</u>	<u>Use</u>	<u>ESA1</u>	<u>Land east of Colthrop Industrial Estate, Thatcham</u>	<u>20,400</u>	<u>B2/B8</u>	<u>ESA2</u>	<u>Land west of Ramsbury Road, Membury</u>	10,381 <u>10,390</u>	<u>B2/B8</u>	To reflect the deletion of policy SP21. See Council response to PQ14 .
<u>Policy Ref:</u>	<u>Site Name:</u>	<u>Approximate floorspace (sqm)</u>	<u>Use</u>													
<u>ESA1</u>	<u>Land east of Colthrop Industrial Estate, Thatcham</u>	<u>20,400</u>	<u>B2/B8</u>													
<u>ESA2</u>	<u>Land west of Ramsbury Road, Membury</u>	10,381 <u>10,390</u>	<u>B2/B8</u>													

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification				Reason for modification	
				<u>Industrial Estate</u>				
			<u>ESA3</u>	<u>Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands</u>	<u>5,200</u>		<u>Egiii/B2</u>	
			<u>ESA4</u>	<u>Beenham Landfill, Pips Way, Beenham</u>	<u>14,000</u>		<u>B2/B8</u>	
			<u>ESA5</u>	<u>Northway Porsche, Grange Lane, Beenham</u>	<u>6,400</u>		<u>Egiii/B2</u>	
			<u>ESA6</u>	<u>Land adjacent to Padworth IWMF, Padworth Lane</u>	<u>12,400</u>		<u>B2/B8</u>	
			<p><u>811 The Council will seek to ensure that sufficient sites are provided in the right locations to foster sustainable economic growth. The allocated sites are focused around or near to areas of existing employment activity, and mainly adjacent to defined Designated Employment Areas. Those sites allocated on land adjacent to a DEA, will, through this LPR, now form part of that DEA.</u></p> <p><u>Thatcham</u> <u>8.12 Thatcham’s main industrial area is Colthrop Estate, comprising a mix of larger distribution units and smaller workshops, and is described in the ELR as ‘the District’s premier logistics and distribution park’. There are some vacancies in the office stock, and a very high occupancy in the industrial and warehousing stock. The allocated site to the east of the Colthrop Estate (ESA1) is a logical extension and would aid in meeting the identified need in the Urban Area of Thatcham.</u></p> <p><u>Membury Industrial Estate</u> <u>8.13 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 in recent years., including outline planning permission granted for industrial use on one of the two proposed allocated</u></p>					

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			<p><u>sites (ESA2).</u>–The allocated sites at Membury (ESA2 and ESA3) and <u>extending extension of the DEA boundary as recommended in the ELR will aid in addressing a local and rural demand.</u></p> <p><u>Beenham</u> <u>8.14 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.</u></p> <p><u>8.15 For each site policy (ESA1-ESA6), the site allocation is identified on the indicative site map. The area shown on the map is the gross site area. The policies provide approximate floorspace for development, based on standard plot ratios as set out within the HELAA, unless the site promoter has suggested a development potential that is lower than that calculated. The actual floorspace achieved may vary slightly depending on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and other specific site characteristics.</u></p>	
	138	Policy ESA1	<p><i>Amend criterion a of the policy to insert footnote as follows:</i></p> <p>'a. The provision of approximately 20,400 square metres of employment floorspace for B2 and/or B8 uses <u>[insert footnote]</u> across the site;</p>	<p>In response to the Inspector's Action Point (AP67) contained within <u>IN27</u> – amend to make clear the current position</p>

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			<i>Footnote: <u>As at June 2024 the site had extant planning permission 21/02130/OUTMAJ for 19,536sqm of B2/B8 space with ancillary office space, and a second extant permission 23/02965/FULMAJ for a Logistics Hub comprising approximately 7,800sqm of office space and associated uses for Thames Valley Police.</u></i>	regarding two extant planning permissions for the site.
	140	Policy ESA2	<i>Amend part a of the policy as follows: 'a.The provision of approximately 40,384 <u>10,390</u> square meters of employment floorspace for B2 and/or B8 uses;'</i>	To update the floorspace requirements to reflect the extant permission in response to the Inspector's Action Point (AP68) contained within IN27 .
	141	Policy ESA2 Indicative site map	<i>Amend indicative map for policy ESA2 as set out in Annex L below. Consequential changes to the Policies Map.</i>	In response to the Inspector's Action Point (AP68) contained within IN27 .
	140	Policy ESA2	<i>Amend policy ESA2 to include additional criterion as follows: <u>Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment of the site.</u></i>	To ensure consistency across all the ESA policies. As agreed in the Statement of Common Ground with Historic England .
	142	Policy ESA3	<i>Amend policy ESA3 to include additional criterion as follows: <u>Development will be informed by an archaeological desk-based assessment as a minimum and field evaluation if required to assess the historic environment of the site.</u></i>	To ensure consistency across all the ESA policies. As agreed in the Statement of Common Ground with Historic England .

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	144	Policy ESA4	<p><i>Amend criterion i of the policy as follows:</i></p> <p>'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'</p>	In response to the Inspector's Action Point (AP69) contained within IN27 - factual amendment
	146	Policy ESA5	<p><i>Include additional criterion as follows:</i></p> <p><u>'m) Development will be informed by a desk based assessment (as a minimum) detailing the likelihood and extent of land contamination, followed by, where necessary, an intrusive investigation and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of contamination and remediation.'</u></p>	For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)
Chapter 10 Development Management Policies: Our Environment and Surroundings				
	150	Policy DM1	<p><i>Amend the policy as follows:</i></p> <p>'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:</p> <p>a. Sites allocated as part of the development plan; b. Sites for Gypsies and Travellers and Travelling Showpeople (RSA24 and RSA25); c. Rural exception housing and/or First Homes exception sites (DM16 and DM17);</p>	In response to the Inspector's Action Point (AP54) contained within IN27

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			<p>d. The conversion of redundant or disused buildings (<u>DM24</u>);</p> <p>e. Housing to accommodate rural workers (<u>DM23</u>);</p> <p>f. The extension to or replacement of existing residential dwellings (<u>DM25 and DM28</u>);</p> <p>g. The subdivision of existing residential dwellings (<u>DM27</u>);</p> <p><u>h. Student or staff accommodation necessary to meet the reasonable needs and operational requirements of existing educational and institutional sites in the countryside (Policy DM38) or</u></p> <p><u>i. h. Limited residential infill in settlements in the countryside with no defined settlement boundary where:</u></p> <ul style="list-style-type: none"> i. It is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and ii. The scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and iii. It does not extend the existing frontage at either end; and iv. The proposed plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality. <p>Planning permission will not be granted where a proposal harms or undermines the existing relationship of a settlement within the open countryside, where it does not contribute to the character and distinctiveness of the rural area, including the special qualities and natural beauty of the landscape of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.¹</p>	
	153	Policy DM3	<p><i>Amend the policy as follows:</i></p> <p>'Development proposals will be required to promote, support and enhance</p>	<p>In response to the Inspector's Action Point (AP36) contained within</p>

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			<p>positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. Where any potential adverse impacts are identified, they will need to be addressed and mitigated in an appropriate manner.</p> <p><u>Proposals for development should support healthy lifestyles, including through the use of active design principles. Where appropriate, the provision of new or improved health facilities will be required as part of new development, proportionate to the additional demand that they would generate.</u></p> <p>Proposals for major development, or other development likely to have a potentially significant health impact <u>on the health and wellbeing of the local population or particular groups within it</u> in relation to either <u>the nature of the its use proposed</u> and/or <u>its location in relation to other uses</u>, should be accompanied by a fit for purpose Health Impact Assessment (HIA) in accordance with the current guidance (39) from Public Health England. The level of information required should be proportionate to the scale and nature of the development proposed. <u>The purpose of the HIA is to assess any health impacts, positive or negative, that may arise from the proposed development and it should show how any potential health risks can be avoided or minimised, with particular emphasis on disadvantaged sections of communities that may be affected.</u> Development proposals should demonstrate how the conclusions of the HIA have been taken into account in the design of the scheme.</p> <p>Development that would have an unacceptable impact on the health or wellbeing of existing or new communities will not be permitted.'</p>	<p>IN26</p>

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

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			<p><i>Amend text in part 1 (B) of the policy as follows:</i></p> <p>‘B. New Residential refurbishment developments of 10+ units will meet BREEAM Domestic Refurbishment <u>2014 (or future equivalent)</u> Excellent as a minimum.’</p> <p><i>Amend text in part 2 of the policy as follows:</i></p> <p>‘2. New Non-Residential Development, <u>including</u> hotels, residential institutions, secure residential institutions - minimum construction standard</p> <p>New development of 100sqm or more of new non-residential floorspace, <u>including</u> hotels (C1 use class), residential institutions (C2 use class) or secure residential institutions (C2A use class) will meet the following minimum standards of construction:.....</p> <p><i>Amend text in part 3 (A) of the policy as follows:</i></p> <p>3. Renewable Energy</p> <p>A. Subsequent to the achievement of the minimum construction standards under parts 1 and 2, new development of one or more new dwellings (C3 or C4 use class) and/or 100sqm or more of new non-residential floorspace, <u>including</u> hotels (C1 use class), residential institutions (C2 use class) or Secure Residential Institutions (C2A use class).... ‘</p>	
	155	Supporting text to policy	<i>Amend the supporting text as follows:</i>	In response to the Inspector’s Action Point

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

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

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			110 litres per person per day, <u>using the 'Fittings Approach' as set out in in table 2.2 of the Building Regulations part G2.'</u>	Thames Water.
	165	Policy DM7 and supporting text	<p><i>Delete criterion a of the policy as follows:</i></p> <p>'a. There is adequate water supply and waste water treatment infrastructure capacity resources are available, or can be provided, to support the development proposed at the time of occupation, and will be safeguarded from the potential impacts of development;'</p> <p><i>Delete criterion c of the policy as follows:</i></p> <p>'c. Foul water treatment and disposal of adequate design and capacity already exists or can be provided in time to serve the development ensuring that the environment and amenity of local residents are not adversely affected;'</p> <p><i>Amend supporting text as follows:</i></p> <p><i>Consequential deletion of paragraph 10.70 as follows:</i></p> <p>'10.70 Developers will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals. This could be through a Utilities Assessment which includes demonstrating that there is adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development. Necessary improvements to sewerage water treatment infrastructure will be programmed by the water companies and need to be completed prior to occupation of the development. This is to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial</p>	<p>In response to the Inspector's Action Point (AP40b) contained within IN26. Thames Water is the statutory undertaker responsible for water supply, sewerage, and sewerage disposal. Therefore, the duty for ensuring there is adequate water supply and waste water treatment infrastructure capacity lies with Thames water. As set out within the Water Cycle Study Phase 1 - Scoping (WAT1a), where a water company is concerned that a new development may impact upon their service to customers or the environment, they may request the local planning authority impose a Grampian planning</p>

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			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.	condition, whereby the planning permission cannot be implemented until a third-party secures the necessary upgrading or contributions.
	165	Policy DM7	<p><i>Amend penultimate paragraph of the policy as follows:</i></p> <p>'Development which would overload available facilities and create or exacerbate problems of flooding or pollution will not be permitted. Where upgrades to water supply and wastewater are required and where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development. consideration should be given to phasing the development so that the necessary infrastructure is in place. The identified need for the development or expansion of other water supply or wastewater facilities, required for existing or proposed development, is an important material consideration in the consideration of planning applications for such proposals.</p>	To ensure consistency with national policy. As agreed in the Statement of Common Ground with Thames Water and see response to the Inspector's Action Point (AP40c) contained within IN26 .
	170 - 171	Policy DM9 and supporting text	<p><i>Amend the policy as follows:</i></p> <p><i>Amend criterion g as follows:</i></p> <p>g. To ensure it does not generate levels of traffic, parking or other environmental problems which would result in substantial harm to the character, appearance or significance of the area, and ...</p>	To ensure consistency with national policy as set out in EXAM35 .

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			<p><i>Amend criterion ii and add new criterion iii as follows:</i></p> <p>ii. The replacement would make an equal or greater contribution to the character and appearance of the Conservation Area; <u>or</u> iii. <u>The development would generate planning benefits that outweigh the harm arising from its loss in accordance with national policy.</u></p> <p><i>Supporting text to policy DM9: Amend paragraphs 10.81 (paragraph moved to supporting text in policy SP9) and 10.82 as follows:</i></p> <p>10.81 The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the District's 53 Conservation Areas. As part of this duty and as part of its strategy to maximise opportunities for the conservation and enjoyment of the historic environment the Council is undertaking a phased programme of Conservation Area Appraisals (CAAs), in partnership with the West Berkshire Heritage Forum. As well as helping to define what is special about a particular Conservation Area, the project will provide local communities with an understanding of how and why Conservation Area status is appraised, designated, and applied in future development and conservation management decisions. This will help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage. The project has involved the setting up of a Conservation Area Working Group, which has developed a 'Toolkit', which contains a variety of guidance, list of resources, and an appraisal report template, to assist parish councils and volunteers in undertaking a Conservation Area Appraisal and Management Plan.</p>	

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			<p>10.82 The NPPF clarifies that not all elements of a Conservation Area will necessarily contribute to its significance. Therefore, where a building (or other element) does not make a positive contribution to the heritage significance of the area, the loss of that building or feature should be treated as less than substantial harm or no harm. In these cases the level of harm should be weighed against the wider benefits of the proposal including the potential to enhance or reveal further the heritage significance of the area.</p>	
	172	Policy DM10	<p><i>Amend the policy as follows:</i></p> <p><i>Amend second paragraph:</i></p> <p>Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and/or the <u>contributions made by its setting and any curtilage listed features.</u></p> <p><i>Amend third paragraph:</i></p> <p><u>Unless justified otherwise,</u> Ddevelopment will not be permitted if it would:</p> <p><i>Amend fourth paragraph:</i></p> <p>In particular, development <u>should avoid</u> will not be permitted if it would directly, indirectly or cumulatively lead to any of the following:</p> <p>xi. The removal of historic boundary treatments; unless justified to the satisfaction of the Council, that the proposed</p>	To ensure consistency with national policy as set out in EXAM35 .

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			<p>changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:</p> <ul style="list-style-type: none"> • Less than substantial in terms of impact/harm on the character and significance of the Listed Building and its setting; and • Is off set by the public benefit from making the changes, including enabling optimal viable use, and net enhancement to the Listed Building and its setting. Clear justification for this harm should be set out in full in the Statement of Heritage Significance accompanying the proposals. 	
	174	Policy DM11	<p><i>Amend criterion c of policy as follows:</i></p> <p>c. Have particular regard to all of the following characteristics, depending on the type of asset affected:</p>	To ensure consistency with national policy as set out in EXAM35 .
	182	Policy DM15 and supporting text	<p><i>Amend third paragraph of the policy as follows:</i></p> <p>‘The loss or deterioration of protected trees, groups of trees, woodland or important hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Development affecting trees protected by a Tree Preservation Order (TPO) must be justified and the impact of the proposal will be assessed on the amenity of the area. Where these and other protected trees are subject to felling, a replacement of an appropriate number, and size in an appropriate location will be required.’</p> <p><i>Amend paragraph 10.132 of supporting text as follows:</i></p> <p>‘10.132 Protected trees includes trees protected by a Tree Preservation Order (whether that be an individual tree, a group of individual trees or a</p>	To comply with national policy and in response to the Inspector’s Action Point (AP41) contained within IN26

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			<p><u>woodland</u>) or those located within a Conservation Area. They also include those hedgerows meeting the criteria of “important hedgerow” in the Hedgerow Regulations 1997 (as amended).’</p>	
Chapter 11 Development Management Policies: Delivering Housing				
	189	Policy DM19 and supporting text	<p><i>Amend first paragraph of the policy as follows:</i></p> <p>‘...b) The location is appropriate in terms of design, layout and accessibility of facilities, services and public transport, <u>subject to other policies in the Plan being satisfied.</u>’</p> <p><i>Insert additional paragraph at end of the policy as follows:</i></p> <p><u>‘Affordable housing contribution will be required in accordance with the requirements of Policy SP19: Affordable Housing depending upon whether the accommodation falls within Use Class C2 (Residential Institutions) or C3 (dwelling house) of the Use Classes Order.’</u></p> <p><i>Amend supporting text as follows:</i></p> <p><i>Amend paragraph 11.17 as follows:</i></p> <p>‘11.17 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</p>	<p>To ensure consistency with national guidance and to provide further clarification by cross referencing to Policy SP19. In response to the Inspector’s Action Point (AP55) contained within IN27</p>

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			<p>constitute a specialist care housing provision. <u>Housing for older people covers a wide range of needs, from sheltered housing (where residents live mainly independent lives whilst sharing some communal facilities) through to extra care housing and care homes, where a level of personal health care is typically provided. Proposals for specialist housing will be considered on their own merits having regard to whether the proposal falls within Class C2 or Class C3 of the of the Use Classes Order. This will depend upon factors such as the level of personal care offered; the type of accommodation and level of communal space and facilities. Pre-application advice should be sought if clarification is needed as to whether a development is likely to constitute a specialist care housing provision.</u></p>							
	192-193	Supporting text to policy DM20	<p><i>Amend the supporting text as follows:</i></p> <p>'11.27 Need Gypsy and Traveller sites</p> <p>11.278 <u>Table 7 The following table sets out the need for Gypsy and Traveller pitches up to 31 March 2038, correlating to the study period for the GTAA and for Travelling Showperson plots. For clarity, the cultural and the Planning Policy for Traveller Sites (PPTS) need figures are two different representations of need. The PPTS need based on the PPTS definition of 'Gypsies and Travellers', and cultural need, which is defined as those Gypsy and Travellers and Travelling Showpeople who do not travel and identify themselves as part of the Traveller and Travelling Showpeople community.</u></p> <p>Table 7 Gypsy and Traveller Accommodation Assessment Identified Need 2021/22 to 2037/38 cultural need/PPTS need</p> <table border="1" data-bbox="654 1343 1662 1418"> <thead> <tr> <th data-bbox="654 1343 1303 1418"></th> <th data-bbox="1303 1343 1473 1418">Cultural Need</th> <th data-bbox="1473 1343 1662 1418">Of which PPTS</th> </tr> </thead> <tbody> <tr> <td data-bbox="654 1343 1303 1418"></td> <td data-bbox="1303 1343 1473 1418"></td> <td data-bbox="1473 1343 1662 1418"></td> </tr> </tbody> </table>		Cultural Need	Of which PPTS				In response to the Inspector's Action Points (AP56, AP57 and AP59) contained within IN27
	Cultural Need	Of which PPTS								

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					need	
			5 year Authorised Pitch Shortfall (2021/22 to 2025/26)	13	0	
			Longer term need			
			2026/27 to 2030/31	5	3	
			2031/32 to 2035/36	9	6	
			2036/37 to 2037/38	3	2	
			Longer team need total to 2037/38	17	11	
			Net Shortfall 2021/22 to 2037/38	30	20	
			Table 8 Travelling Showperson plot requirements 2021/22 to 2037/38			
				2021/22 to 2025/26	2026/27 to 2037/38	Total
			Travelling Showperson plots	20	4	24
			Table 7 Gypsy & Traveller Accommodation			
			<u>Additional permanent pitches required 1 April 2021 to 31 March 2038</u>		<u>30</u>	
			<u>Additional permanent pitches planned for 1 April 2021 to 31 March 2023</u>			
			• <u>New Stocks Farm, Paices Hill, Aldermaston</u>		<u>8</u>	
			• <u>Four Houses Corner, Padworth</u>		<u>1</u>	
			• <u>Ermin Street, Lambourn Woodlands</u>		<u>1</u>	
			<u>Total pitches planned for 2021-2023</u>		<u>10</u>	

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			<table border="1" data-bbox="654 347 1624 422"> <tr> <td data-bbox="654 347 1451 422"><u>Permanent pitches required 1 April 2023 to 31 March 2038</u></td> <td data-bbox="1451 347 1624 422"><u>20</u></td> </tr> </table> <p data-bbox="654 459 1727 678"><u>11.28 The GTAA 2021, in updating the 2019 study, identifies that there is a residual overall need for 30 permanent pitches between 1 April 2021 and 31 March 2038, considering existing supply on established sites, and accounting for household formation and net in-migration. Taking into account the 10 pitches already planned this leaves a residual need of 20 pitches which are required between 1 April 2023 and 31 March 2038.</u></p> <p data-bbox="654 719 1720 1345"><u>11.29 Table 7 sets out the total need for Gypsy and Traveller Accommodation. Of the 30 pitches needed to 2038, 13 are required in the short term up to 31 March 2026. 10 pitches have been planned for in the period 1 April 2021 and 31 March 2023. The site at New Stocks Farm, Paices Hill, Aldermaston has been allocated in RSA24 to replace 8 transit pitches with 8 permanent pitches. This takes forward the existing allocation in the Housing Site Allocations Development Plan Document and the recommendations of the GTAA to create permanent pitches. Planning permission (reference 22/00120/FUL) was granted in September 2022 for this use and is yet to be implemented. Since the GTAA was updated Four Houses Corner, a Council operated site in Padworth, had planning permission approved for 17 permanent pitches (reference 23/01552/REG3 approved in April 2024). This represents an increase of 1 pitch above the 16 pitches counted in the GTAA. The permission is yet to be implemented. Also since the GTAA was updated 1 pitch has been provided on land at Ermin Street, Lambourn Woodlands (reference 21/02045/FUL approved in August 2022).</u></p> <p data-bbox="654 1385 1688 1417"><u>11.30 Table 7 outlines that 20 permanent pitches are required between 1</u></p>	<u>Permanent pitches required 1 April 2023 to 31 March 2038</u>	<u>20</u>	
<u>Permanent pitches required 1 April 2023 to 31 March 2038</u>	<u>20</u>					

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			<p><u>April 2023 and 31 March 2038. To meet this need the Council is preparing a Gypsy and Traveller Accommodation Development Plan Document. Site allocations will be made in the context of a further update to the GTAA which would follow the repopulation of Four Houses Corner, Padworth. In contributing to meeting the need planning applications will be assessed in accordance with the criteria set out in this policy.</u></p> <p><u>11.31 There is no requirement to identify a site for transit pitches. However, the GTAA 2021 recommends that tolerated stopping places or negotiated stopping places should be provided. The Council will explore this further through the Gypsy and Traveller Accommodation DPD and/or through developing a Council policy to govern this.</u></p> <p>11.29 The GTAA identifies a need for four transit pitches, which would accommodate eight caravans.</p> <p>11.30-11.32-The GTAA does not identify a need for houseboat dwellers and thus the LPR does not provide for any permanent houseboats.</p> <p>Supply</p> <p>11.31 There is an existing private site at New Stocks Farm, Paices Hill, Aldermaston. There are 24 permanent pitches, with 15 transit sites. Policy RSA32 seeks to allocate 8 permanent pitches at Paices Hill, which uses the land used as transit sites. This results in the reduction of 8 transit pitches.</p> <p>11.32 There is an existing Council operated site at Four Houses Corner, Reading Road, Ufton Nervet, which is due to be refurbished. When it reopens there will be 17 pitches. The updated GTAA is clear that when the site reopens a survey of households is required to determine the long term</p>	

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			<p>needs from children and young people living on the site.</p> <p>11.33 There are other authorised small private traveller sites in the District.</p> <p><u>Travelling Showperson sites</u></p> <p>41.34 <u>11.32</u> There is currently one Showperson’s Yard in the District which is located at Long Copse Farm, <u>Enborne</u>. <u>24 plots are allocated for use by Travelling Showpeople, as defined in the Planning Policy for Traveller Sites, under policy RSA25. The eastern part of the site has an authorised use for Circus headquarters and agricultural holding as a dual use. The allocation would enable a residential and operational base for staff and families associated with the Circus and would meet the need as identified in the GTAA 2019 and updated in 2021.</u> The 2019 GTAA concludes that there is no additional need for Travelling Showpersons yards and any need that does arise can be addressed on the Long Copse yard.</p> <p>11.35 To address the longer term need for Gypsy and Traveller pitches and for transit sites/short term stopping places a Development Plan Document will be prepared. The Local Development Scheme outlines the timetable, with evidence being prepared between February 2023 and December 2025, leading up to adoption by September 2027.’</p>	
	202	Policy DM27	<p><i>Amend criterion c of the policy as follows:</i></p> <p>‘c. It would not <u>require</u> 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;’</p>	<p>In response to the Inspector’s Action Point (AP61) contained within IN27</p>

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	207	Policy DM30 and supporting text to SP7	<p><i>Delete policy DM30 and its supporting text from the LPR</i></p> <p><i>Consequential amendments to remove references to policy DM30 in paragraph 5.30 h) of the supporting text to policy SP7 as follows:</i></p> <p><i>'h. Homes and buildings – New development should be designed to be functional, healthy and sustainable, and all residential development should comply with the nationally described space standards, as set out in the Technical Housing Standards (2015) or as superseded, in line with Policy DM30. New development ...'</i></p>	<p>In response to the Inspector's Action Point (AP42) contained within IN26.</p> <p>A more detailed evidence base study is required. This will be undertaken as part of the next review of the Local Plan.</p>
	208	Policy DM31 and supporting text	<p><i>Amend criterion i of the policy as follows:</i></p> <p><i>'i. Functional private amenity space of a quality and size to meet the needs of the occupants;'</i></p> <p><i>Amend paragraphs 11.112 and 11.113 of the supporting text as follows:</i></p> <p><i>'11.112 <u>For flats, there may be a variety of approaches to providing outdoor amenity space for flats which will vary according to the location and character of the proposed development. 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. Additionally, balconies could compensate for limited garden space if they provide high quality space, and the space offered would be taken into consideration when looking at the overall amenity space proposed for a flatted development.</u></i></p> <p>11.113 Balconies may not be counted towards the provision of amenity</p>	<p>In response to the Inspector's Action Point (AP43) contained within IN26.</p> <p>Balconies do provide private amenity space, and some can be taken into consideration when reviewing a scheme for flatted developments. If it were the case that each flat provided a balcony that provided a good quality space there may not necessarily be a requirement for communal space as well.</p>

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			space for houses or flats, unless in exceptional circumstances, where they provide high quality space.	
Chapter 12 Development Management Policies: Fostering Economic Growth & Supporting Local Communities				
	210	Supporting text to policy DM32	<p><i>Amend paragraph 12.2 as follows:</i></p> <p>'12.2 For the purposes of this Plan business uses/development are offices (<u>Egi and Egii</u>), industrial, storage and warehousing and distribution (<u>Egiii/B2/B8</u>), and the term employment land refers to the land on which these uses are located.'</p>	In response to the Inspector's Action Point (AP70) contained within IN27 .
	216	Policy DM35	<p><i>Amend text within the policy as follows:</i></p> <p>'a. The proposals demonstrate that the business can make a <u>positive long term</u> contribution to the rural economy;</p> <p>c. The development is <u>proposals are</u> compatible with uses in the surrounding area in terms of noise, smell, dust, pollution, lighting or operations at unreasonable hours;</p> <p>e. The design respects local building styles and materials;</p> <p>e. f. Any <u>proposals new buildings, conversions and curtilage treatments</u> are of a high quality design, are appropriate in terms of siting scale, form, massing, character and appearance having regard to the surrounding rural area and its setting in the wider rural landscape;'</p>	In response to the Inspector's Action Points (AP62 and AP64) contained within IN27 .
	217	Supporting text to policy DM35	<p><i>Amend paragraph 12.20 as follows:</i></p> <p>'New economic development, or proposals to expand existing premises in</p>	In response to the Inspector's Action Point (AP62) contained within

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

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

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

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

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

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>a. All residential developments and all new employment generating development will enable Fibre to the Premises (FTTP) at first occupation;</p> <p>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;</p> <p>c. Where it can be demonstrated that FTTP is not practical, the fastest viable connection should be delivered as well as ducting to allow future delivery of FTTP.</p> <p>Telecommunications Infrastructure:</p> <p>d. All residential development and all new employment generating development should consider the mobile telecommunications requirements of the development proposal. This is to ensure that there is sufficient coverage.</p>	In response to the Inspector's Action Point (AP44) contained within IN26 .
	232	Policy DM42	<p><i>Amend the final two sentences in the first paragraph of the policy as follows:</i></p> <p>'Where required, new developed will be expected <u>Development will, where necessary, be required</u> to make a <u>proportionate</u> contribution to the provision of or improvement of a range of to transport infrastructure. This transport infrastructure will specifically, but not exclusively, include including, where relevant, the following:...</p>	In response to the Inspector's Action Point (AP45) contained within IN26 .
		Policy DM43 and supporting text	<p><i>Amend the policy and supporting text as follows:</i></p> <p>'Policy DM43 Theale Rail – Road Transfer Site</p>	For effectiveness. As agreed in the Statement of Common Ground with

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

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

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
	238	Policy DM45 and supporting text	<p><i>Amend last paragraph of the policy as follows:</i></p> <p>'Where developments are required to develop travel planning measures, it is expected that necessary targets will be set to restrict single occupancy vehicle journeys and to increase sustainable travel, and undertake regular monitoring and reporting in line with the requirements of the Local Planning Authority.'</p> <p><i>Amend supporting text to include a new paragraph after 12.112 as follows:</i></p> <p><u>'Commonly Travel Plans should be monitored for a period of five years, which should allow for travel patterns to become established. However, for large multi-occupancy developments which may be built over an extended period, the monitoring period may cover a period encompassing the construction and final occupation of the development and include a period of up to five years beyond final occupation. In these incidences, the monitoring period will be agreed between the Council and the developer.'</u></p>	In response to the Inspector's Action Point (AP46b) contained within IN26 .
	-	New policy and supporting text	<p><i>Insert new Development Management policy into LPR as follows:</i></p> <p><u>Policy DMXX: RAF Welford and Denison Barracks</u></p> <p><u>Development within the site boundary of RAF Welford and/or Denison Barracks will be supported where it directly sustains the functioning of these defence establishments.</u></p> <p><u>Development in the areas around RAF Welford and/or Denison Barracks will not be supported where it would adversely affect the defence related operation or capability of these sites and/or the safety and wellbeing of those within the relevant statutory safeguarding zones.</u></p>	In response to the Inspector's Action Point (AP13) contained within IN14

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>Supporting text</u></p> <p><u>RAF Welford and Denison Barracks provide important outputs that support national defence activities. The NPPF outlines that planning policies and decisions should recognise and support development required for operational defence and security purposes.</u></p> <p><u>National policy also seeks to ensure that operational sites are not affected adversely by the impact of other development proposed in the area and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.</u></p> <p><u>RAF Welford is safeguarded due to its capacity as a military explosive storage area and as such it has statutory safeguarding zones to ensure that development and land uses will be compatible with MOD capability. The inner and outer safeguarding zones¹³ are defined on the Policies Map and within the safeguarded area of RAF Welford the MOD is a statutory consultee under the provisions of the Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2022 (DfT/ODPM Circular 01/2003).</u></p> <p><u>The MOD will object to development proposals which support people living, working, or congregating within the inner safeguarding zone of RAF Welford. In principle, the MOD does not object to land in the outer</u></p>	

¹³ The extent of the safeguarding zones shown on the Policies Map could change before the Plan is updated or superseded. Policy DMXX will be applied to the latest version of the RAF Welford safeguarding zones as determined by the MOD.

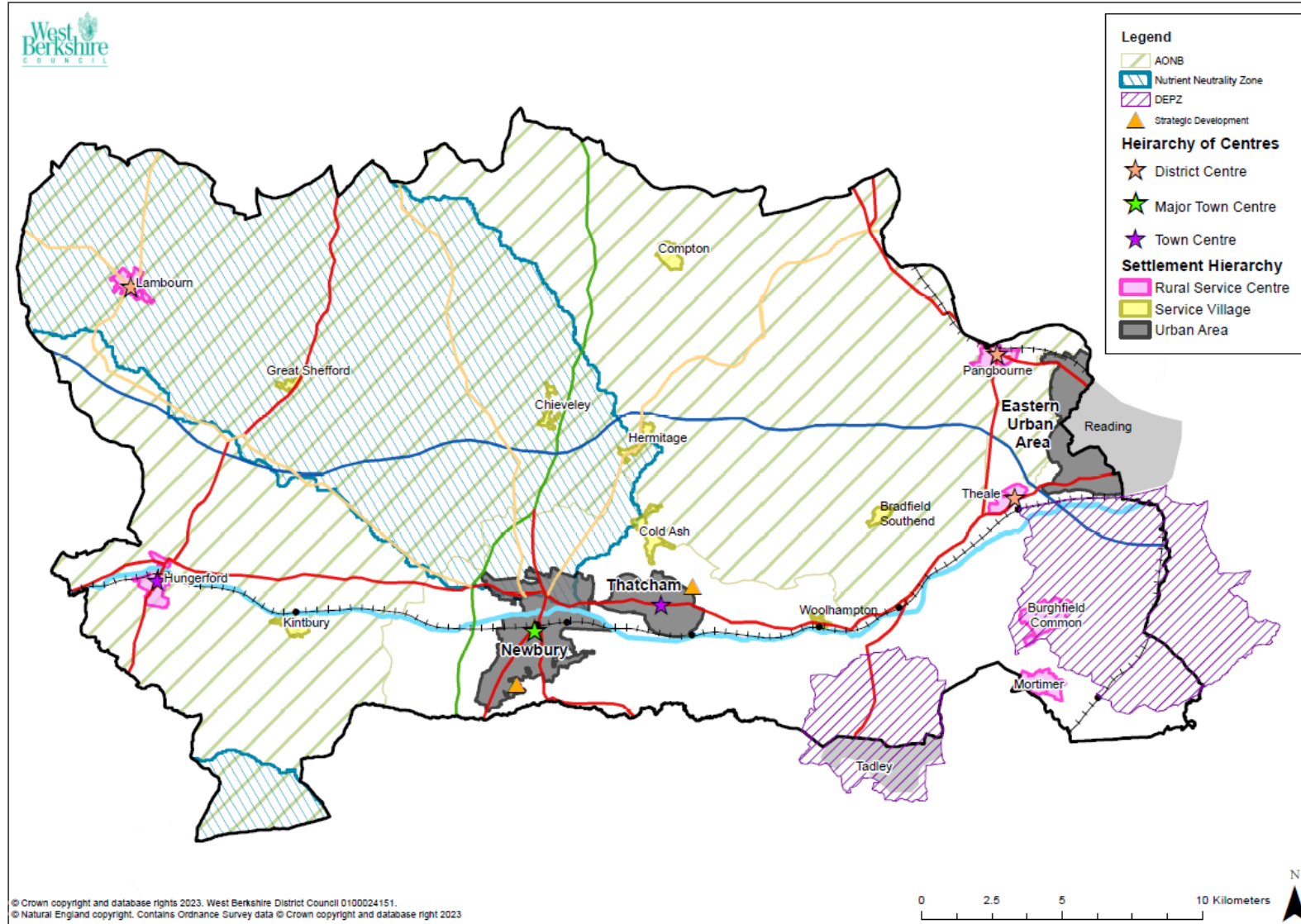
Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><u>safeguarding zone being developed for residential, commercial and/or industrial land use purposes. However, within this zone, where applicable, requirements relating to the siting, design and construction of buildings, or changes to land use may apply.</u></p> <p><u>Whilst Denison Barracks in Hermitage does not have safeguarding zones around the site, consideration should be given to the impact of development proposals on the operation and capability of the site as a defence establishment and the local planning authority will consult with Denison Barracks and/or MOD as appropriate.</u></p> <p><i>Consequential changes to the Policies Map to include the safeguarding zones for RAF Welford, as well as the site boundary for both RAF Welford and Denison Barracks as set out in Annex M and N below.</i></p>	
Appendices				
	251-253	Appendix 3	<p><i>Amend text in Appendix 3 as follows:</i></p> <p>3.1 The maps set out below provide the mapping information, as at March 2020 <u>January 2023</u>, in relation to the DEPZs, OCZs (5km) and the 12km planning consultation zones for each AWE site as per the ONR consultation criteria.</p> <p><u>3.2 The extent of the DEPZs shown in Appendix 3 and the Policies Map could change before the Plan is updated or superseded and policy SP4 will be applied to the latest version of the DEPZ.</u></p>	In response to the Inspector's Action Point (AP12) contained within IN14

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><i>Consequential changes to the Policies Map to ensure the following consultation zones are accurately reflected as per Appendix 3:</i></p> <ul style="list-style-type: none"> • Detailed Emergency Planning Zone (DEPZ) for AWE A and DEPZ AWE B (January 2023) • Outer Consultation Zone (OCZ) (5km) for AWE A and AWE B • 12km Consultation Zone for AWE A and AWE B 	
	258	Appendix 6	<p><i>Delete Appendix 6 How policies are applied in a neighbourhood planning context</i></p>	To ensure consistency with national policy. See Council response to PQ44
	267	Appendix 7	<p><i>Delete the text under the table in appendix 7 as follows:</i></p> <p>The following site allocation policies from both the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026 have not been carried forward as part of the LPR as they have either been built out or are nearing completion:</p> <ul style="list-style-type: none"> • CS2 Newbury Racecourse strategic site allocation • HSA7 St Gabriels Farm, The Ridge, Cold Ash • HSA8 Land to the east of Sulham Hill, Tilehurst • HSA10 Stonehams Farm, Tilehurst • HSA12 Bath Road, Calcot • HSA17 Land to the north of the A4, Woolhampton • HSA18 Salisbury Road, Hungerford • HSA21 Land north of Pangbourne Hill, Pangbourne • HSA22 Stretton Close, Bradfield Southend • HSA26 Land east of Laylands Green, Kintbury 	To make clear that the HSA DPD site policies that are not to be retained, as listed in Appendix 7 of the LPR, will be superseded by Policy SP12 which makes clear that provision will be made for additional homes across the District and these homes will come from a range of sources, including site allocations and existing commitments. See Council response to PQ11

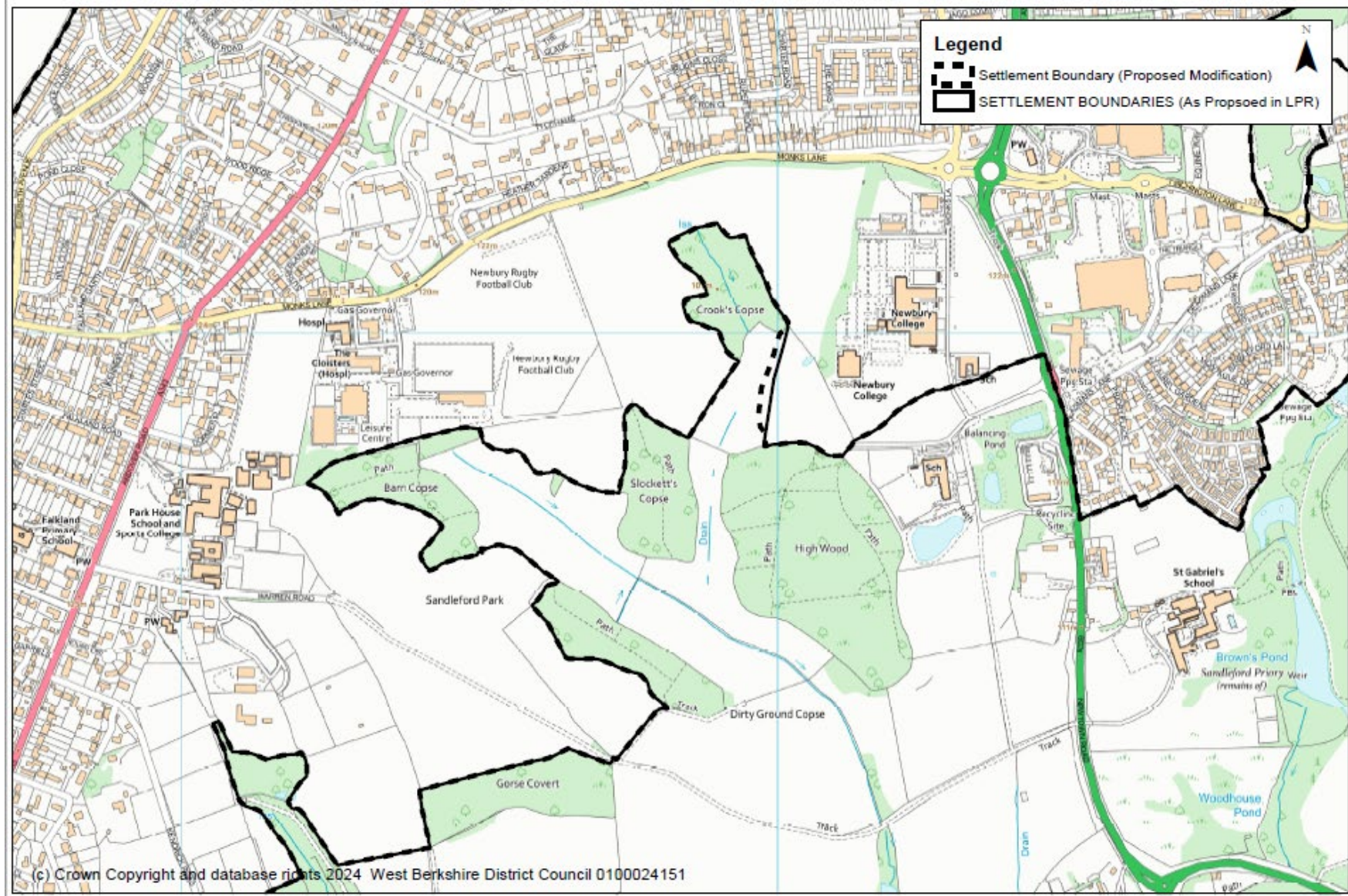
Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification				Reason for modification
			<p>The following site allocation policies from the Housing Site Allocations DPD 2006-2026 have not been carried forward as part of the LPR because they are not considered deliverable at this time:</p> <ul style="list-style-type: none"> ● HSA6 Poplar Farm, Cold Ash ● HSA16 The Hollies, Burghfield Common <p><i>Insert list of policies into the 'superseded Housing Site Allocations DPD 2006-2026 policy' column adjacent to Policy SP12 as follows:</i></p>				
			<p>Local Plan Review Policy</p>	<p>Superseded West Berkshire District Local Plan 1991-2006 Policy</p>	<p>Superseded West Berkshire Core Strategy 2006-2025 Policy</p>	<p>Superseded Housing Site Allocations DPD 2006-2026 Policy</p>	
			<p>SP12 Approach to Housing Delivery</p>	<p>-</p>	<p>CS1 Delivering new homes and retaining the housing stock</p>	<p><u>CS2 Newbury Racecourse strategic site allocation</u> <u>HSA6 Poplar Farm, Cold Ash</u> <u>HSA7 St Gabriels Farm, The Ridge, Cold Ash</u> <u>HSA8 Land to the east of Sulham Hill, Tilehurst</u> <u>HSA10 Stonehams Farm, Tilehurst</u> <u>HSA12 Bath Road, Calcot</u> <u>HSA16 The Hollies, Burghfield Common</u> <u>HSA17 Land to the north of the A4, Woolhampton</u> <u>HSA18 Salisbury Road, Hungerford</u> <u>HSA21 Land north of Pangbourne Hill, Pangbourne</u> <u>HSA22 Stretton Close, Bradfield Southend</u></p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification				Reason for modification
						HSA26 Land east of Laylands Green, Kintbury	
	269	Appendix 8	<i>Include an updated housing trajectory</i>				As set out in the Council's response to the Inspector's Supplementary Question 7.1

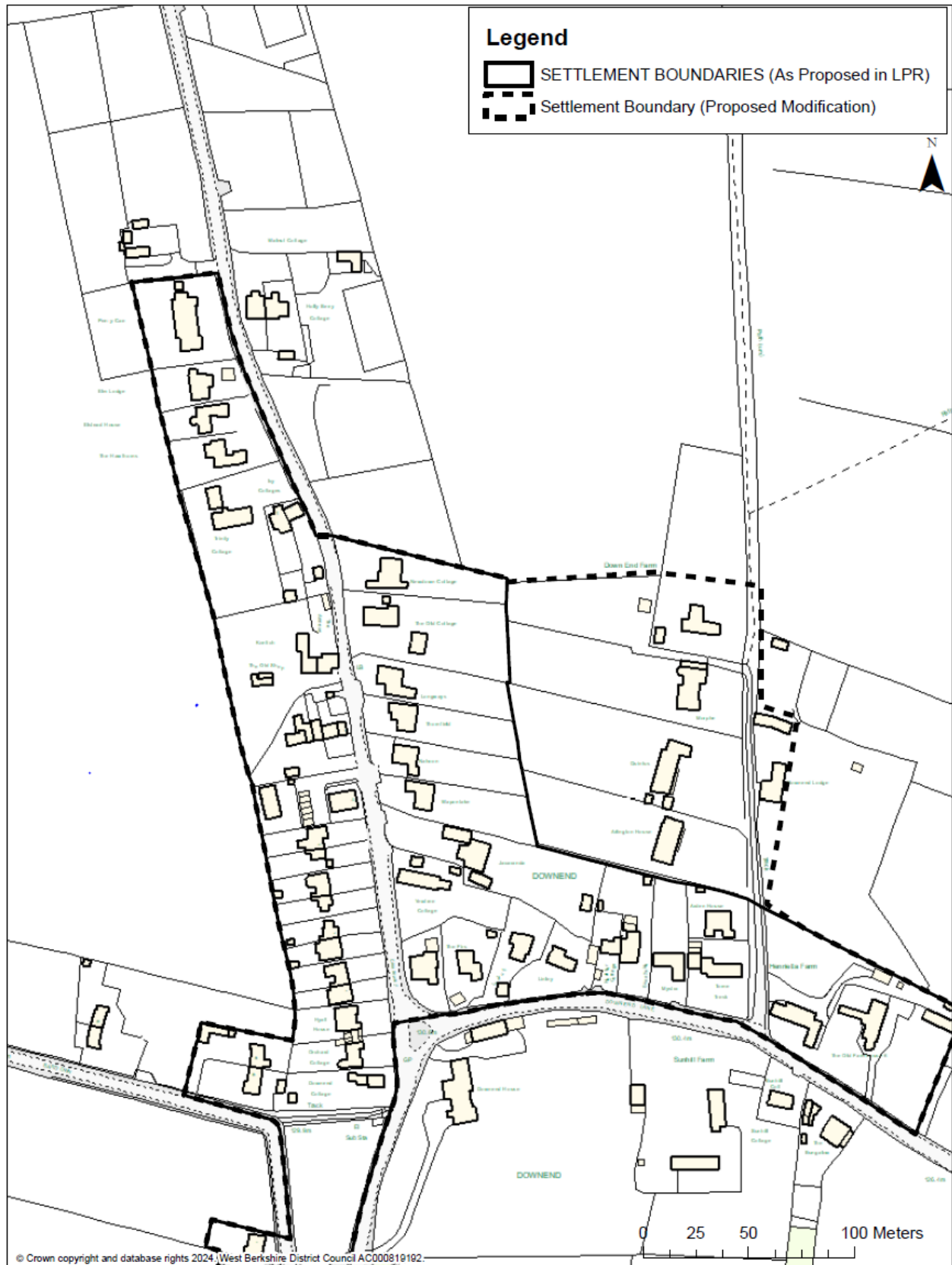
Key Diagram



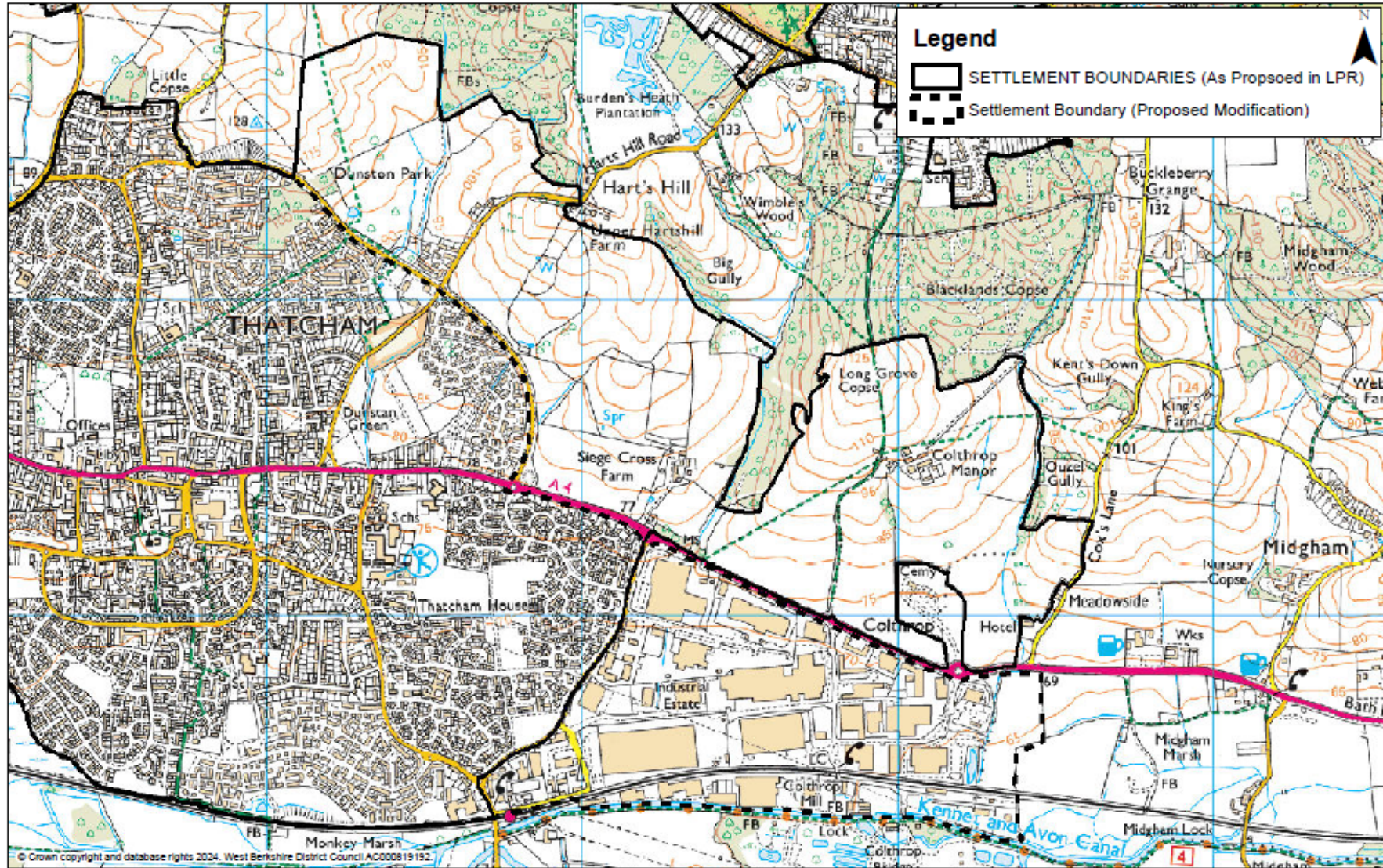
Proposed Main Modification to the Newbury settlement boundary



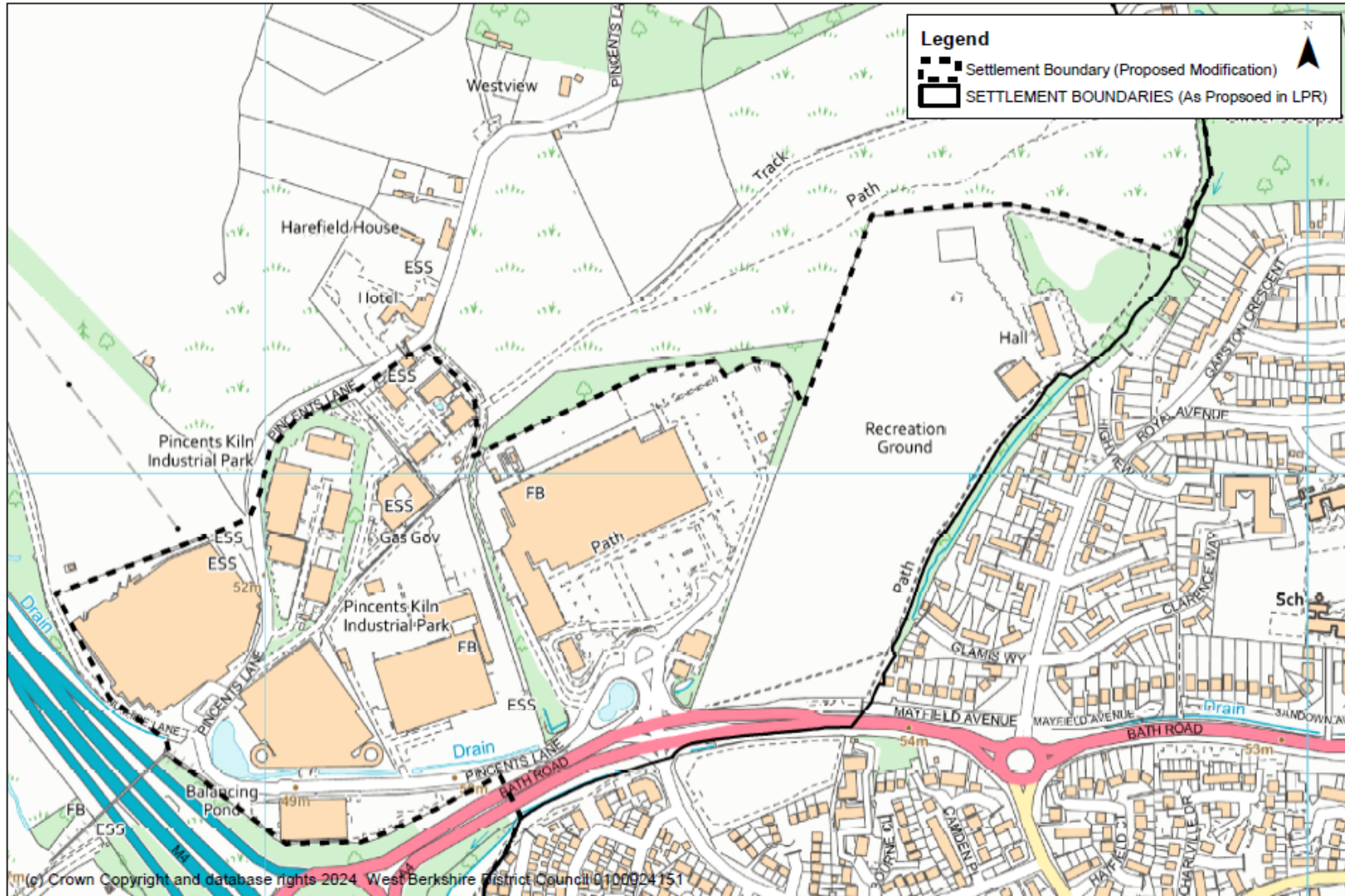
Chieveley Settlement Boundary (Proposed Modification)



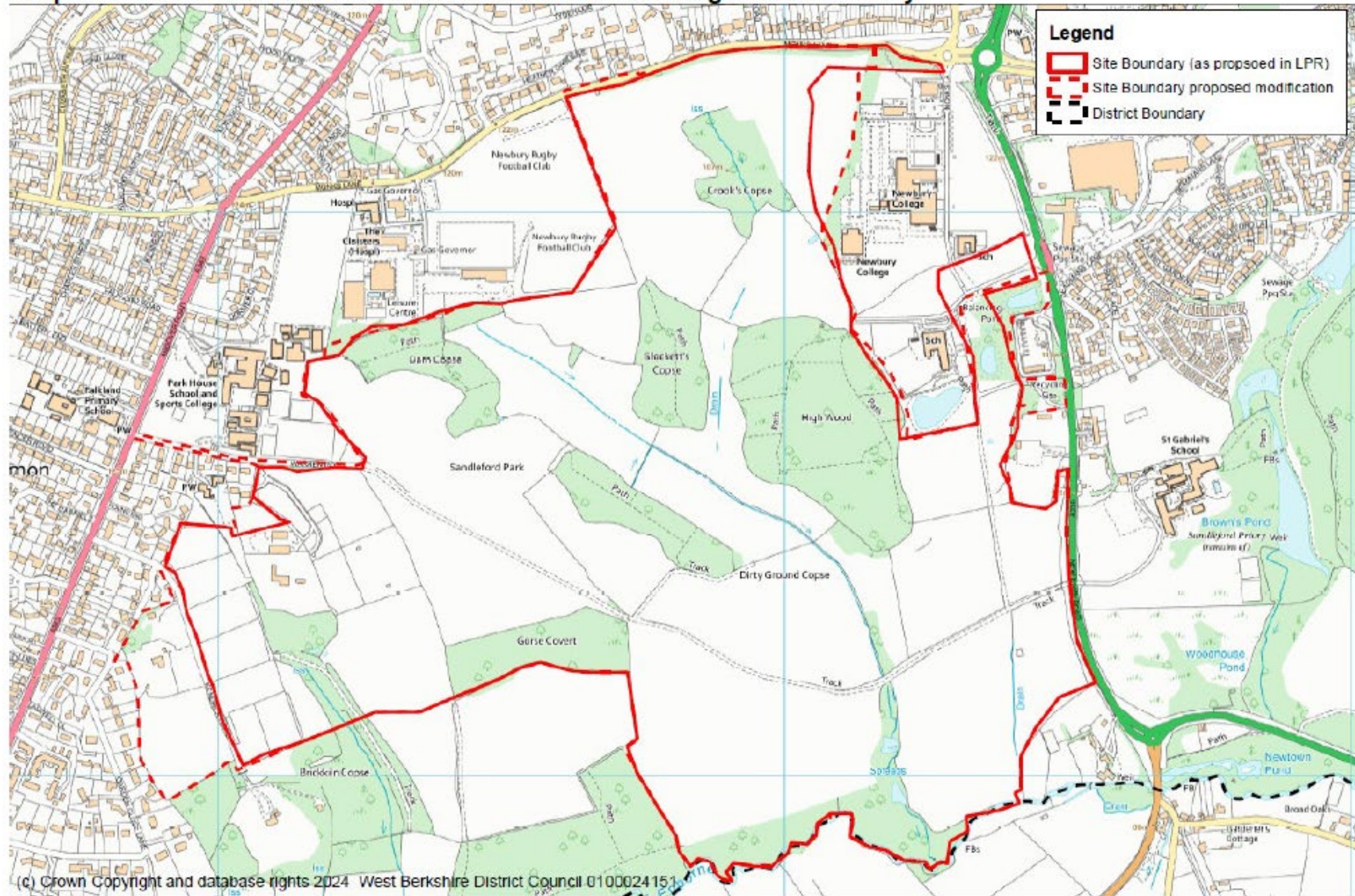
Proposed Main Modification to the Thatcham Settlement Boundary



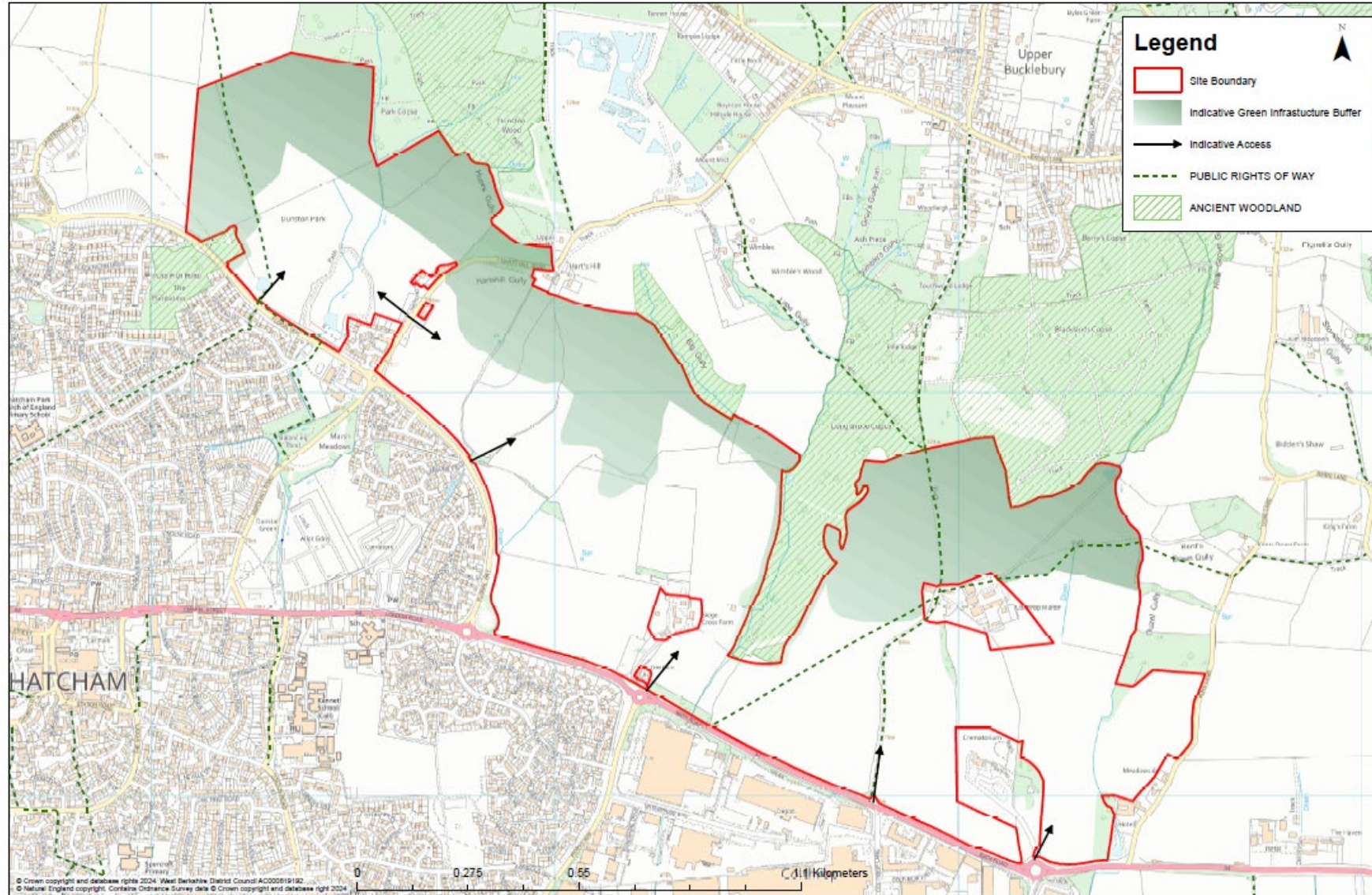
Proposed Main Modification to the Tilehurst Settlement Boundary



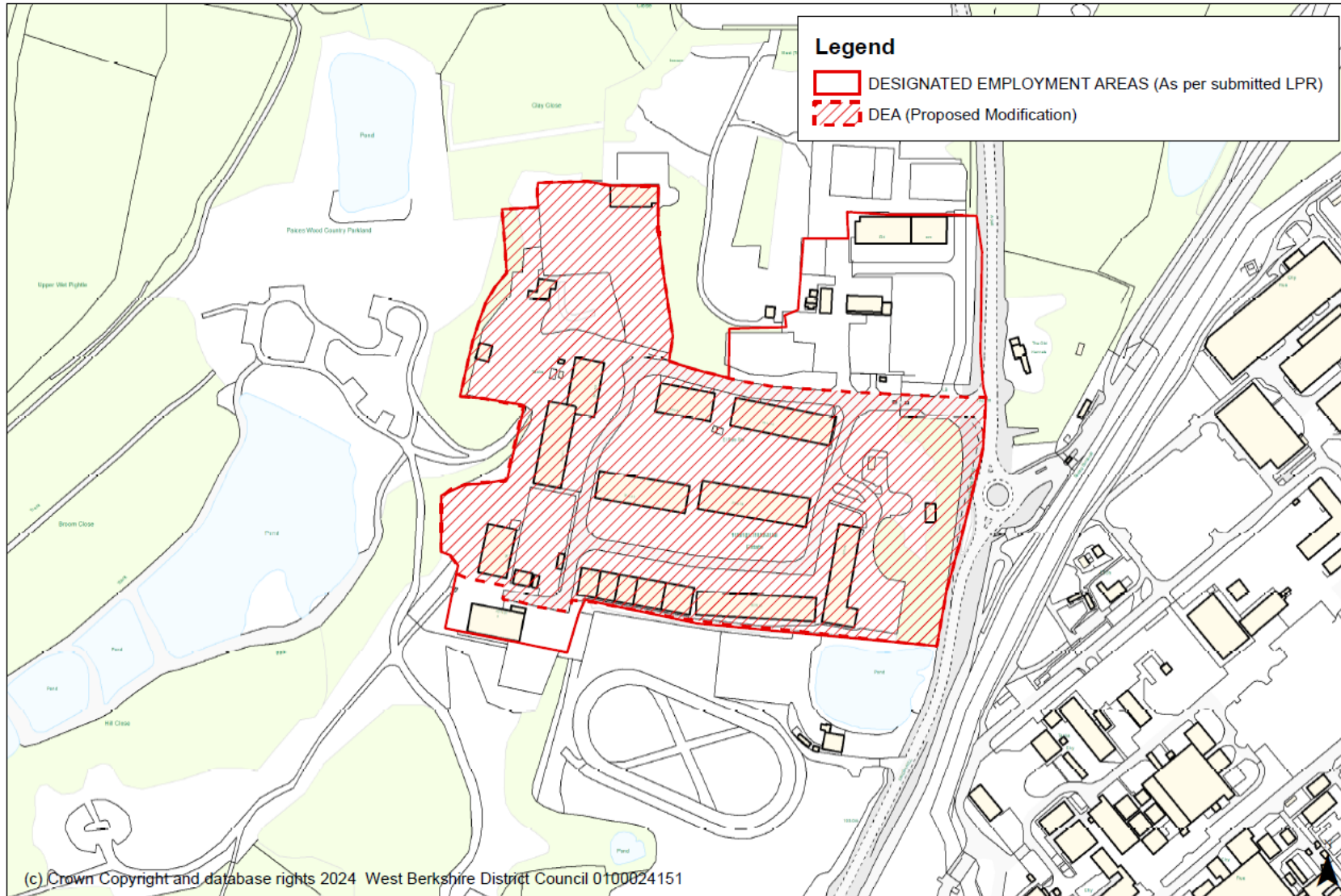
Proposed main modification to the Sandlesford Park strategic site boundary



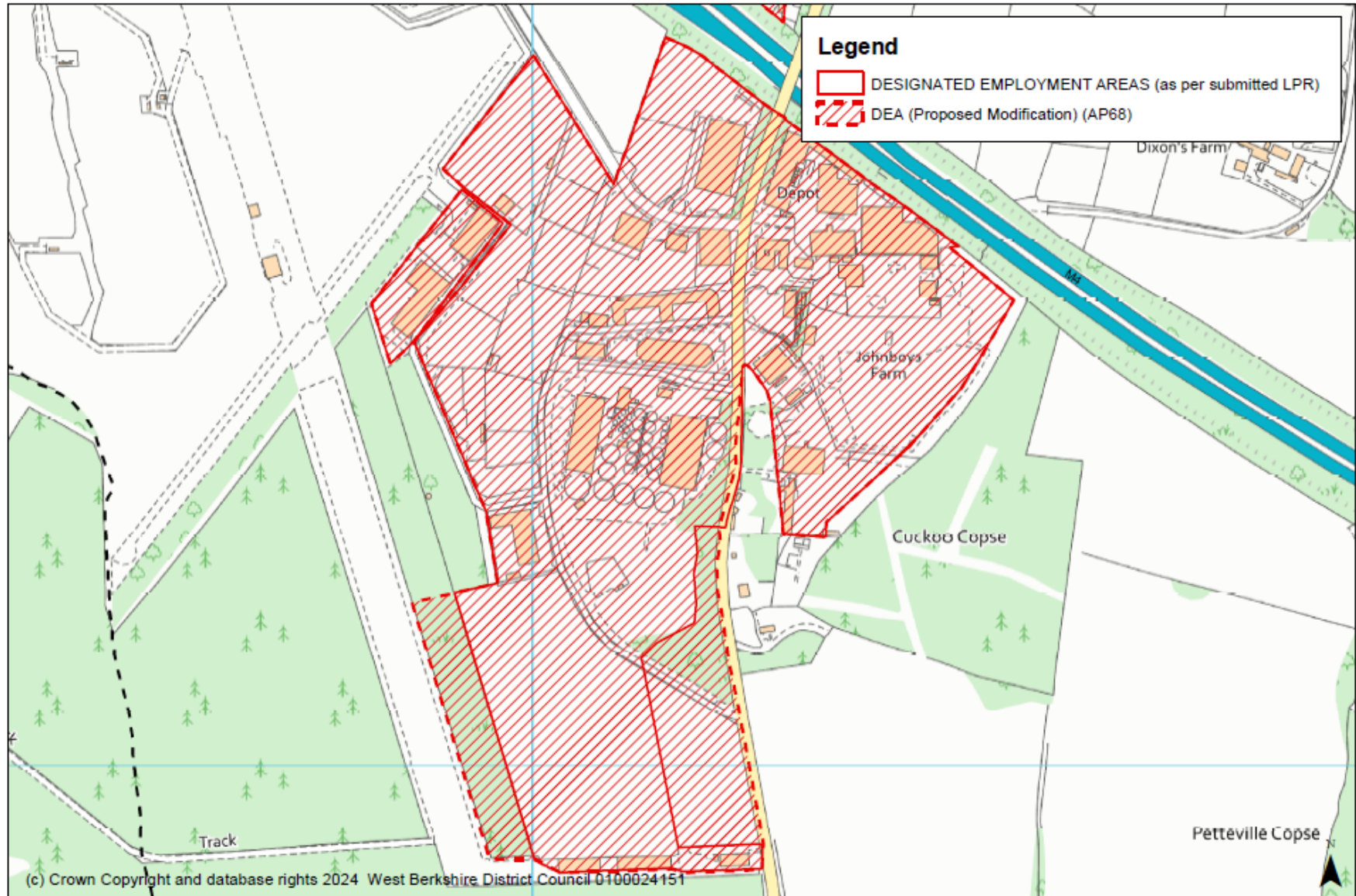
North East Thatcham - Indicative Site Plan



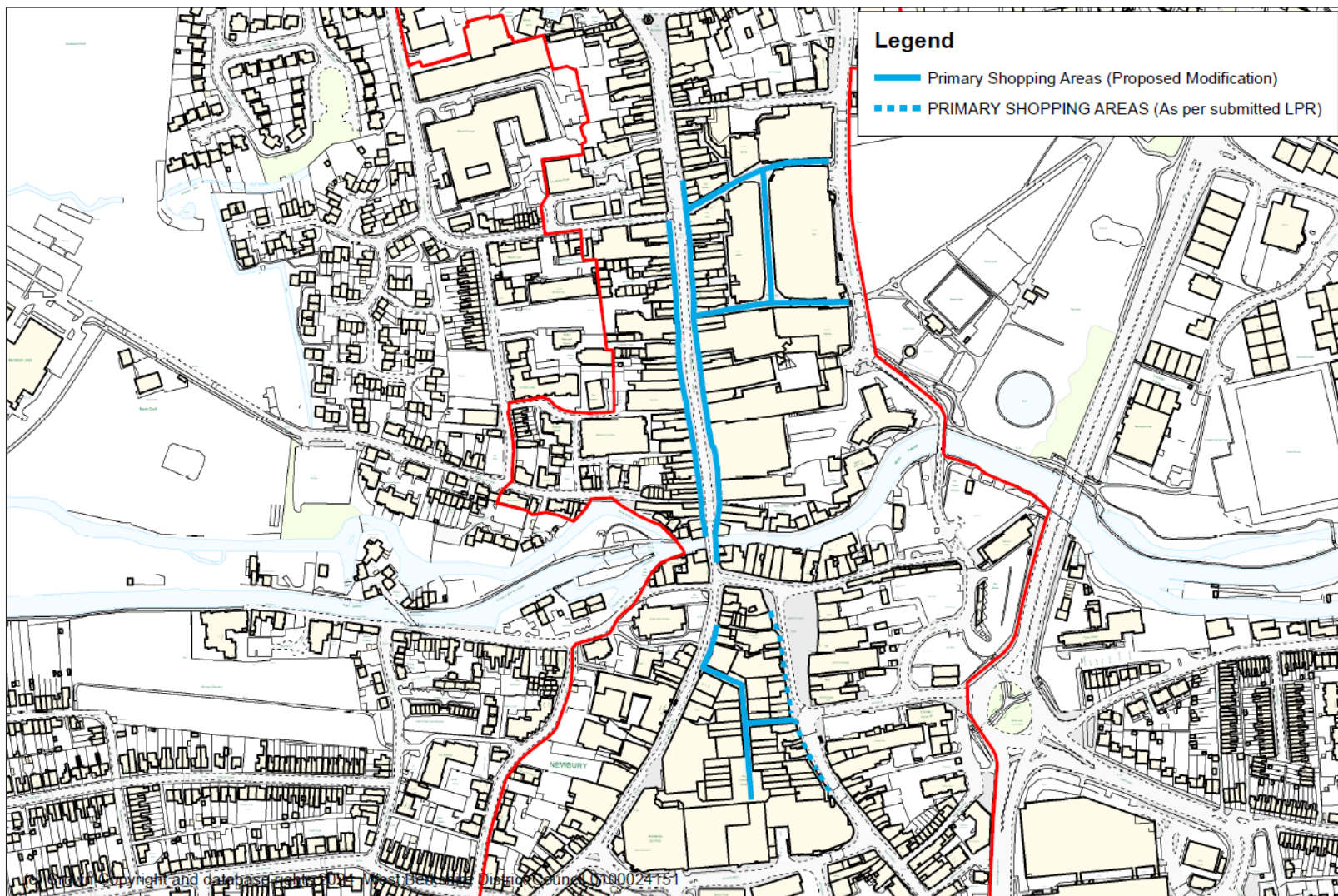
Proposed Main Modification to the boundary of Youngs Industrial Estate Designated Employment Area on the Policies Map



Proposed Modification to DEA (Membury) (AP68)

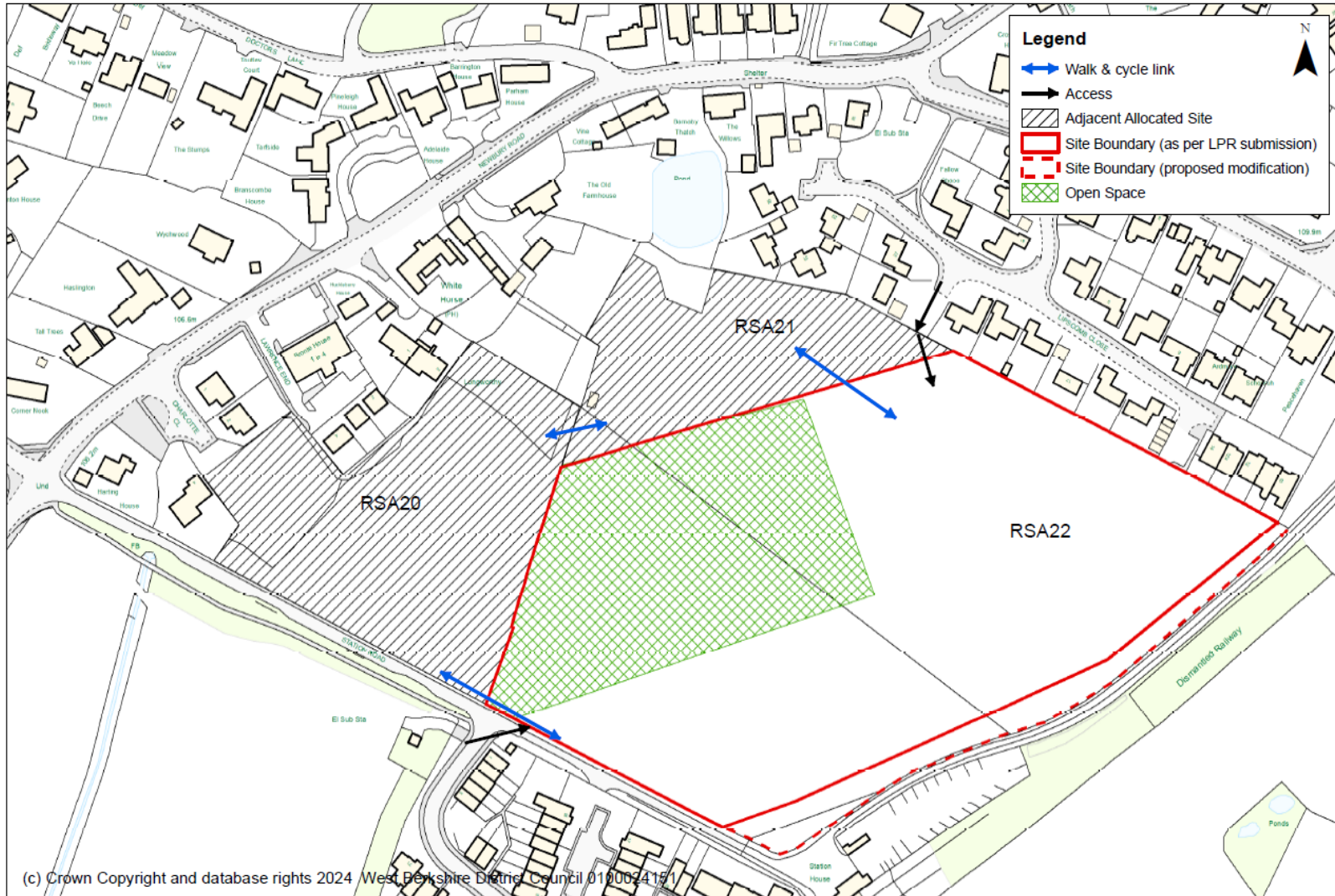


Proposed Main Modification to the Primary Shopping Area on the east side of the Kennet Centre



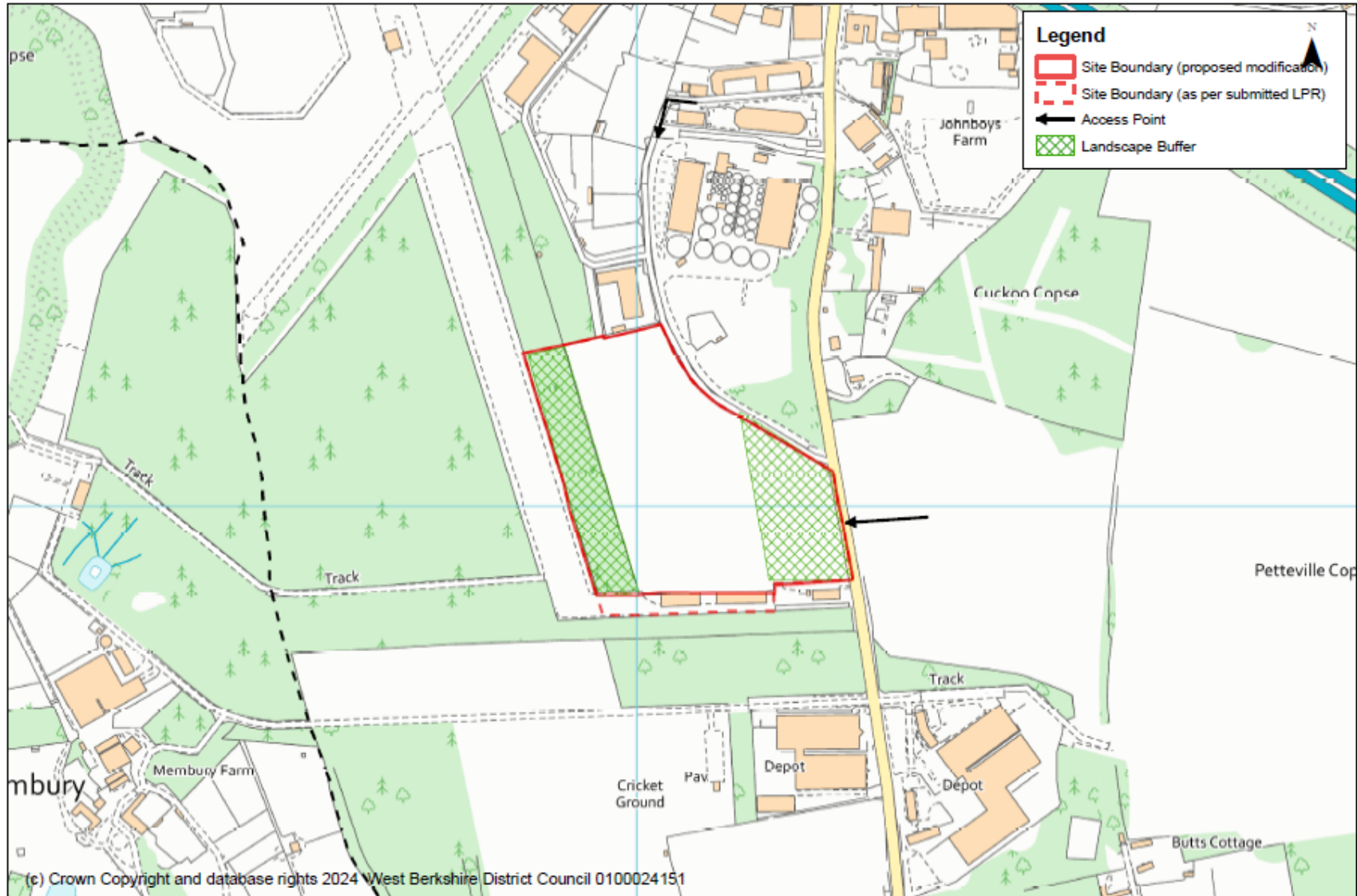
Annex K

Proposed Main Modification to RSA22 Land adjacent Station Road, Hermitage

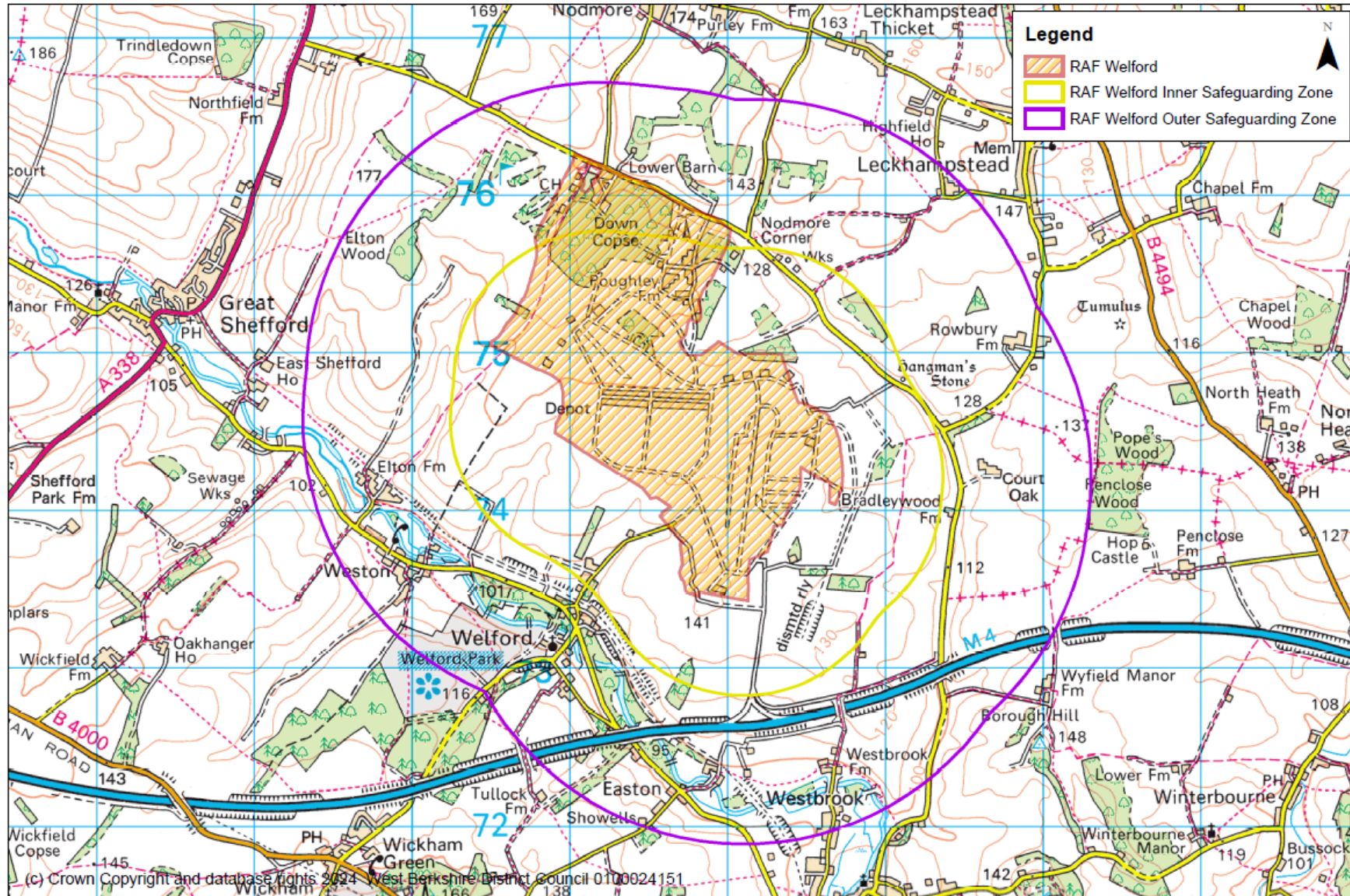


Annex L

Proposed Modification ESA2 (AP68)



RAF Welford



Denison Barracks

