

**West Berkshire Local Plan Review (LPR) 2022-2039**  
**Schedule of Proposed Main Modifications (MM) as at 2 May 2024**

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 2 May 2024 (ie before the start of the examination hearing sessions). 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
<b>Chapter 4 Development Strategy: Our Place Based Approach</b>				
	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 <a href="#">PQ33</a> .
	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 <a href="#">PQ17</a> .
	16	Policy SP1	<i>Amendment to the settlement boundary of Newbury around part of Sandleford Park, to the west of Newbury College and to the south of Crook's Copse as set out in Annex B.</i>	To reflect the area permitted for development as part of the Sandleford

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			<i>Consequential changes to the Policies Map</i>	Park East planning application <a href="#">APP/W0340/W/20/326546</a> and to accord with the settlement boundary review criteria.
	16	Policy SP1 and paragraph 6.58 of the supporting text to Policy SP17	<p><i>Proposed amendment to the settlement boundary of Thatcham as set out in Annex C below. Consequential changes to the Policies Map.</i></p> <p><i>Amend 6.58 as follows:</i></p> <p><i>'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. <del>The new revised settlement boundary will be defined following the studies and work identified in the policy at the application stage.</del>'</i></p>	<p>To reflect the developable area of the allocated site.</p> <p>See <a href="#">WS4/1</a> Council's response to Q4.20 with subsequent minor amendment to the developable area in the west of the site</p>
	20	Paragraph 4.28 of the supporting text to Policy SP2	<p><i>Add 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> <p><u>The exceptional circumstances necessary to justify the allocation of any sites for major development within NDPs will be expected to be</u></p>	<p>To clarify position regarding the exceptional circumstances test for major development allocations within the AONB. See Council response to <a href="#">PQ30</a> and <a href="#">PQ31</a></p>

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			<u>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>	
	21	Policy SP3	<p><i>Add text to 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>	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 <a href="#">WS3/1</a> Council response to Q3.4.
<b>Chapter 5 Our Environment and Surroundings</b>				
	28-30	Policy SP6 and paragraph 5.17	<p><i>Amend the text of the policy as follows:</i></p> <p><i>1<sup>st</sup> para:</i> '...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)<u>....</u></p> <p><i>Criterion p):</i> 'Natural flood management measures can be implemented <u>where possible.</u>'</p>	For clarity and effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)

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			<p><del>Para 6: 'In applying the Sequential Test, where development has to be located in flood risk areas, it should be demonstrated that <u>If the sequential test shows that it is not possible for an alternative site to be used and therefore development has to be located in a flood risk area, it should be demonstrated that:</u></del></p> <p><i>Criterion d):</i> 'The development will be safe <u>for its lifetime</u> and not increase flood risk elsewhere.'</p> <p><del>Para 8: '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. <u>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.</u></del></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</u></p>	

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			<p><del>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'</del></p> <p><i>Amend paragraph 5.24 to include the following:</i></p> <p>The Environment Agency's guidance 'Approach to Groundwater Protection' (<a href="https://assets.publishing.service.gov.uk/media/5ab38864e5274a3dc898e29b/Environment-Agency-approach-to-groundwater-protection.pdf">https://assets.publishing.service.gov.uk/media/5ab38864e5274a3dc898e29b/Environment-Agency-approach-to-groundwater-protection.pdf</a>) should be referred to for developments which may impact groundwater.</p>	
	28 32	Policy SP6 and paragraph 5.27	<p><i>Amend first paragraph of the policy (fourth line onwards) 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><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>	To ensure consistency with national policy. As agreed in the <a href="#">Statement of Common Ground with Thames Water</a> .
	37 170	Policy SP9 and paragraph 10.81 of supporting text to Policy DM9	<p><i>Amend Policy SP9 and its supporting text as follows:</i></p> <p><i>' 1<sup>st</sup> para of policy - 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></i></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 <a href="#">Statement of</a>

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			<ul style="list-style-type: none"> <li>• <u>producing conservation area appraisals and management plans;</u></li> <li>• <u>maintaining a local list of non- designated heritage assets; and</u></li> <li>• <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></li> </ul> <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></p> <p><i>5<sup>th</sup> para of policy</i> - Development which would lead to substantial harm to, or loss of, the significance of a designated heritage asset or its setting will not be permitted, unless – ...</p> <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></p> <p><i>8<sup>th</sup> para of policy</i> - <del>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:</del></p> <ul style="list-style-type: none"> <li><del>i. the proposals will not materially harm the heritage value of the asset or its setting;</del></li> <li><del>ii. it can be demonstrated that alternative solutions have failed;</del></li> <li><del>iii. the proposed development is the minimum necessary to protect the significance of the heritage asset;</del></li> <li><del>iv. it meets the tests and criteria set out in Historic England guidance</del></li> </ul> <p><del>GPA4: Enabling Development and Heritage Assets;</del></p>	<p><u>Common Ground with Historic England.</u> See Council response to <u>PQ49.</u></p>

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			<p><del>v. it is subject to a legal agreement to secure the restoration of the asset prior to completion of the enabling development; and it enables public appreciation of the saved heritage asset.'</del></p> <p><i>Move paragraph 10.81 of the supporting text of Policy DM9 and add to the supporting text of Policy SP9 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><del>'Provide undeveloped buffer zones strips of vegetation along the banks of</del></p>	For consistency and effectiveness. As agreed in the Statement of Common

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			water courses <u>in accordance with policy SP6.</u> '	Ground with the Environment Agency (EXAM24)
	45 and 49	Policy SP11	<p><i>Amend 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 deliver a <del>minimum 10% Biodiversity Net Gains...</del></p> <p><del><b>Biodiversity Net Gain</b> 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:</del></p> <ul style="list-style-type: none"> <li><del>u. Restore and enhance existing features on site;</del></li> <li><del>v. Create additional habitats and ecological networks on site which help support the District's wider ecological network; and</del></li> <li><del>w. The linking of existing habitats within West Berkshire to create links between ecological networks and where possible, with adjoining features.</del></li> </ul> <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. Biodiversity Net Gain (BNG) can be defined as "Development that</u></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)



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			<p>leaves the environment in a measurably better state than beforehand” (DEFRA, 2018). <u>In England, BNG is mandatory under <a href="#">Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021)</a>. BNG is part of the mitigation hierarchy and applicants for planning permission will be required to demonstrate that they have made all reasonable efforts to avoid losses of significant habitats and to mitigate any significant effects on biodiversity before demonstrating how the legally required BNG will be delivered. BNG will be achieved through a combination of retaining important features of the site and by making on site and off-site biodiversity enhancements to ensure an overall measurable minimum 10% net biodiversity gain is achieved, which contributes to restoring and enhancing the wider ecological networks and biodiversity of the District. To achieve net gain, a development must have a higher biodiversity unit score after development than before development (<u>except where exemptions apply</u>). The most up to date Natural England statutory Biodiversity Metric should be used to allow the assessment of assess biodiversity <del>impact losses</del> of a <u>planning proposal given development</u>, and where <u>necessary appropriate</u> the size of contribution required to offset the <del>ecological impact of biodiversity loss from</del> that development and <u>deliver the additional 10% minimum net gain</u>. <del>The Council will deliver Biodiversity Net Gain in line with the latest national guidance and the Environment Act 2021.</del> <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></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 text 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)
<b>Chapter 6 Delivering Housing</b>				
	51	Policy SP12 and supporting text	<p><i>Amend Policy SP12 and its supporting text as follows:</i></p> <p><b>'Approach to Housing Delivery</b></p> <p>Provision will be made for <u>at least 9,270</u> <del>8,721 to 9,146</del> net additional homes in West Berkshire for the period 1 April <del>2023</del>2022 to 31 March <del>2041</del>2039; <del>513 to 538</del> a minimum of 515 dwellings per annum. <del>The target figure of 538 dwellings per annum does not constitute a ceiling or cap to development.</del></p> <p>New homes will be located in accordance with Policy SP1: Spatial Strategy,</p>	As set out in the <a href="#">Council's response to the Inspector's Supplementary Question 7.1</a> with subsequent amendment to the end of paragraph 6.20.

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			<p>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"> <li>• <u>sites allocated within the Local Plan and neighbourhood plans;</u></li> <li>• <u>existing planning commitments on unallocated sites;</u></li> <li>• <u>existing planning commitments for C2 Use Class communal accommodation; and</u></li> <li>• <u>a windfall allowance.</u></li> </ul> <p><b><u>Sites to be allocated in Neighbourhood Plans</u></b></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>Any additional sites allocated through the neighbourhood planning process will be in addition to sites allocated within this LPR.</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>	

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			<ul style="list-style-type: none"> <li>• <u>Hungerford: approx. 55 dwellings</u></li> <li>• <u>Lambourn: approx. 25 dwellings</u></li> </ul> <p><b>Supporting Text</b></p> <p><b>Housing need and the housing requirement</b></p> <p>6.1 The NPPF states that <i>“to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach.... Any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for”</i>.</p> <p>6.2 Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings <u>published by the Office for National Statistics on 22 March 2023</u>, the LHN <u>for the District is 543515</u> dwellings per annum using a baseline of <del>2022</del><u>2023</u>.</p> <p>6.3 The LHN is not necessarily the same as the housing requirement, and the PPG outlines circumstances where it may be appropriate to plan for a higher number. These include, but are not limited to, situations where increases in housing need are likely to exceed past trends. This can include unmet needs from adjoining authorities, strategic infrastructure</p>	

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			<p>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 <a href="#">Berkshire (including South Bucks) Strategic Housing Market Assessment</a> (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 identified a shortfall of 230 dwellings that is anticipated to arise in the latter part of their current Local Plan period. The Reading Local Plan considers the period through to 2036.</p> <p>6.6 The local authorities which make up the Western Berkshire HMA have agreed a Statement of Common Ground for the purposes of local plan-making. This continues to recognise Reading’s unmet need set out in the Reading Local Plan and the principle that the need should be met within the West of Berkshire area. This agreement relates only to Reading’s need as calculated by the SHMA, not by any alternative calculations of need.</p> <p>6.7 Reading has identified that a five yearly review is required by 2024 and that will need to consider how to deal with the housing needs generated by the standard methodology. Though the principle of meeting any unmet need within the Western Berkshire Housing Market Area (HMA) is accepted, the distribution of that unmet need within the HMA has not been</p>	

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			<p>agreed and will be subject to further review, through the plan-making process, before the need arises. <u>The Council will continue to work with the other authorities in the HMA to address this issue once Reading Borough Council has a more complete picture of its LHN as calculated by the standard methodology.</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><del>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.</del></p> <p><del>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.</del></p> <p><b>Meeting the housing requirement</b></p> <p>6.14 Several sources will ensure a continuous supply of land for housing across the plan period. These include:</p>	

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			<ul style="list-style-type: none"> <li>● <del>retained allocations in the Local Plan and Stratfield Mortimer Neighbourhood Development Plan (NDP);</del></li> <li>● <del>allocations in the Local Plan which are not being retained in the LPR due to development being under construction;</del></li> <li>● <u>sites allocated within the Local Plan and neighbourhood plans;</u></li> <li>● existing planning commitments on unallocated sites;</li> <li>● existing planning commitments for communal accommodation; <u>and</u></li> <li>● <u>a windfall allowance.</u></li> <li>● <del>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;</del></li> <li>● <del>new sites allocated in the LPR; and</del></li> <li>● <del>new sites to be allocated in neighbourhood plans.</del></li> </ul> <p><b><u>Sites allocated within the Local Plan and neighbourhood plans</u></b></p> <p><i>Retained Local Plan and Stratfield Mortimer NDP allocations:</i>          6.12 The plan period of the LPR (<del>2023 - 2041</del><u>2022-2039</u>) overlaps with the previous plan period (2006 – 2026) and account therefore needs to be taken of sites that have already been allocated in the <u>adopted</u> Core Strategy, the <u>adopted</u> HSA DPD and the <u>adopted</u> Stratfield Mortimer NDP. The relevant policy criteria <u>for the retained 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. <del>However, for the purposes of calculating the housing supply, if a site has planning, then the number of dwellings permitted has been taken into account.</del></p> <p><u>This element of the supply consists of allocations with and without planning</u></p>	

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			<p><u>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><del>6.13 2,652 units were outstanding at 31 March 2022.</del></p> <p><del>6.14 Allocated sites that are retained are listed in Policies SP13–15.</del></p> <p><i>Allocations in the Local Plan which are not being retained:</i></p> <p><del>6.15</del> 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 <del>2022</del><u>2023</u>, there were <del>721</del><u>451</u> units outstanding on these sites.</p> <p><i>New sites allocated in the LPR: (moved up from below and amended as follows:)</i></p> <p><del>6.22</del> 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 <a href="#">Housing and Economic Land Availability Assessment</a> (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in <del>Policies SP13–15</del><u>SP16 and SP17</u>, as well as policies RSA1 to RSA23, and these include <del>provide</del> 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: (moved up from below and amended as follows:)</i></p>	



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			<p><u>The NPPF requires that within the housing requirement for the whole area, 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 an adopted neighbourhood plan to include residential allocations, then the Council will supply a housing requirement figure. The policy makes clear that allocations made through neighbourhood plans will be in addition to the homes being allocated within the LPR and the other sources of supply identified in the policy.</u></p> <p><u>Any potential sites within defined settlement boundaries will not qualify towards the targets outlined in the policy. This is because there is a presumption in favour of development within settlement boundaries.</u></p> <p><u>6.23 A number of neighbourhood plans are in preparation within the District. It is not compulsory for neighbourhood plans to include allocations, and two of 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 neighbourhood plans for Hungerford and Lambourn. The figures for individual neighbourhood areas are set out in Policies SP13 – 15. The delivery of these neighbourhood plans will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall if the Hungerford and Lambourn neighbourhood plans are not adopted within two years of the adoption of the LPR.</u></p> <p><b><i>Existing planning commitments on unallocated sites</i></b></p>	

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			<p><del>6.16</del> Existing permissions for housing on non-allocated sites will also contribute to supply. Over <del>1,958</del> <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 <del>2022</del> <u>2023</u>. <u>31 March 2023 is the date when the annual monitoring of development progress takes place.</u></p> <p><b><i>Existing planning commitments for communal accommodation (Use Class C2)</i></b></p> <p><del>6.17</del> The housing supply and delivery section of the PPG requires local planning authorities "<i>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.</i>" 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><del>6.18</del> At 31 March <del>2022</del> <u>2023</u>, <del>there are</del> <u>were</u> existing permissions for residential institutions in Use Class C2 which equate to <del>57</del> <u>91</u> units.</p> <p><b><u>Windfall allowance</u></b></p> <p><del>6.19</del> 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</p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>settlement boundaries. The Council also publishes and maintains a <a href="#">register of brownfield sites</a> that are available and potentially suitable for residential development across the District.</p> <p><del>6.20</del> 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 <del>74%</del><u>72%</u> of completions in the period 2006 - <del>2022-2023</del> 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 – <del>2022-2023</del>. 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 <del>2022-2023</del> to <del>2039-2041</del>. 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., <del>which introduces flexibility and means that any allocations of medium or large sites within settlement boundaries will not result in any double-counting.</del></p> <p><b>Housing supply at March 2022</b></p> <p>Table 2 shows the <u>supply position at 31 March 2022</u><del>over the plan period</del>. <del>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.</del></p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification																												
			<p><b>Table 2 Housing Supply at 31 March 2022</b></p> <table border="1" data-bbox="651 379 1496 1420"> <thead> <tr> <th data-bbox="651 379 1245 533">Supply category</th> <th data-bbox="1245 379 1496 533">Net Units Outstanding No. of net dwellings</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="651 533 1496 647"><b><u>Sites allocated within the Local Plan and neighbourhood plans</u></b></td> </tr> <tr> <td colspan="2" data-bbox="651 647 1496 722"><i>Retained Local Plan and Stratfield Mortimer NDP allocations:</i></td> </tr> <tr> <td data-bbox="651 722 1245 798">• Core Strategy: Sandleford Park Strategic Site</td> <td data-bbox="1245 722 1496 798">1,580</td> </tr> <tr> <td data-bbox="651 798 1245 873">• <u>Housing Site Allocations</u> DPD Sites:</td> <td data-bbox="1245 798 1496 873">990</td> </tr> <tr> <td data-bbox="651 873 1245 916">• <u>Sites with extant permissions</u></td> <td data-bbox="1245 873 1496 916">887</td> </tr> <tr> <td data-bbox="651 916 1245 991">• <u>Sites without extant permissions</u></td> <td data-bbox="1245 916 1496 991">111</td> </tr> <tr> <td data-bbox="651 991 1245 1034">• Stratfield Mortimer NDP Site</td> <td data-bbox="1245 991 1496 1034">82 58</td> </tr> <tr> <td colspan="2" data-bbox="651 1034 1496 1109"><i>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</i></td> </tr> <tr> <td data-bbox="651 1109 1245 1184">• Core Strategy: Newbury Racecourse</td> <td data-bbox="1245 1109 1496 1184">465 398</td> </tr> <tr> <td data-bbox="651 1184 1245 1259">• <u>Housing Site Allocations</u> DPD Sites</td> <td data-bbox="1245 1184 1496 1259">256 53</td> </tr> <tr> <td data-bbox="651 1259 1245 1302"><i>New allocations within the LPR</i></td> <td data-bbox="1245 1259 1496 1302">1,720</td> </tr> <tr> <td colspan="2" data-bbox="651 1302 1496 1377"><i><u>Sites to be allocated in Neighbourhood Development Plans</u></i></td> </tr> <tr> <td data-bbox="651 1377 1245 1420">• <u>Hungerford</u></td> <td data-bbox="1245 1377 1496 1420">55</td> </tr> </tbody> </table>	Supply category	Net Units Outstanding No. of net dwellings	<b><u>Sites allocated within the Local Plan and neighbourhood plans</u></b>		<i>Retained Local Plan and Stratfield Mortimer NDP allocations:</i>		• Core Strategy: Sandleford Park Strategic Site	1,580	• <u>Housing Site Allocations</u> DPD Sites:	990	• <u>Sites with extant permissions</u>	887	• <u>Sites without extant permissions</u>	111	• Stratfield Mortimer NDP Site	82 58	<i>Local Plan allocations not being retained (due to site being at an advanced stage of construction)</i>		• Core Strategy: Newbury Racecourse	465 398	• <u>Housing Site Allocations</u> DPD Sites	256 53	<i>New allocations within the LPR</i>	1,720	<i><u>Sites to be allocated in Neighbourhood Development Plans</u></i>		• <u>Hungerford</u>	55	
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			<ul style="list-style-type: none"> <li>• <u>Lambourn</u></li> </ul>	<u>25</u>	
			<p><i>Subtotal of sites allocated within the Local Plan and neighbourhood plans</i></p>	<u>4,887</u>	
			<p><b>Existing planning commitments on unallocated sites</b></p>	<u>1,958</u> <b>1,729</b>	
			<p><b>Existing planning commitments for C2 Use Class communal accommodation</b></p>	<u>57</u> <b>91</b>	
			<p><b>Windfall allowance to <del>2039</del> 2041</b></p>	<del>1,949</del> <b>2,166</b>	
			<p><b>TOTAL housing supply</b></p>	<del>7,337</del> <b>8,873</b>	
			<p><b>Future Supply</b></p> <p><del>6.21 In order to meet the target of 538 new dwellings per annum over the plan period, sites for a further 1,809 dwellings need to be found (requirement of 9,146 minus supply of 7,337). There also needs to be some built in flexibility to allow for phasing issues and for an element of non-delivery. The expression of the requirement as a range and the use of a relatively modest windfall allowance both add to the flexibility required to ensure that targets can be met.</del></p> <p><b><i>New sites allocated in the LPR</i></b></p> <p><del>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,</del></p>		

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><del>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.</del></p> <p><b><i>Sites to be allocated in Neighbourhood Plans</i></b></p> <p><del>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.</del></p> <p><b>Housing Trajectory</b></p> <p><del>6.24 The NPPF requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a housing trajectory. In preparing the trajectory the Council engages with landowners and developers and gives consideration to likely lead in times, start dates and build rates on different types of site. The housing trajectory showing the projected timeline for the delivery of housing developments across the plan period in relation to the annual average requirement is included in Appendix 8. The trajectory will be updated annually and reported in the <a href="#">Annual Authority Monitoring Report</a> (AMR).</del></p> <p><b>Five Year Housing Land Supply</b></p> <p><del>.....6.26 The latest assessment of the five-year supply was published</del></p>	

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			in <del>November 2022</del> <u>February 2024</u> and demonstrates a supply of <del>6.45.7</del> years for the five-year period beginning 1 April <del>2022</del> <u>2023</u> . This supply forms the early part of the supply set out in the housing trajectory..... ‘	
	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 <a href="#">PQ14</a> and as set out in the <a href="#">Council's response to the Inspector's Supplementary Question 7.1</a>
	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 <a href="#">PQ14</a> and as set out in the <a href="#">Council's response to the Inspector's Supplementary Question 7.1</a>
	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 <a href="#">PQ14</a> and as set out in the <a href="#">Council's response to the Inspector's Supplementary Question 7.1</a>
	61	Policy SP16	<i>Amend the site boundary of the allocated site as set out in Annex D below</i>	For clarity and in order to ensure the policy is

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
				effective in achieving a comprehensive development on the site.
	62	Paragraph 6.41 of the supporting text to Policy SP16	<p><i>Amend paragraph 6.41 as follows:</i></p> <p><del>'In reviewing the vision for Newbury as part of the LPR, the town will remain a focus for development</del> <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.</u> Newbury will <del>retain</del> <u>remain a focus for development whilst retaining its traditional market town heritage and .....</u></p>	To reflect requirements of national policy. See Council response to <a href="#">PQ33</a> .
	62	Paragraph 6.42 of the supporting text to Policy SP16	<p><i>Insert additional text to the end of paragraph 6.42 as follows:</i></p> <p><del>'..... Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for development as confirmed in the Strategic Vision 2050.'</del></p>	To reflect requirements of national policy. See Council response to <a href="#">PQ33</a> .
	63	Policy SP17	<p><i>Amend text under the Community heading of the policy as follows:</i></p> <p><del>'The site will provide a range of community facilities to meet the needs of the development including:</del></p> <ul style="list-style-type: none"> <li><del>• Local centres providing local retail facilities and small-scale employment for community use. (approximately 1,100sq.meters Class E and F2); ....</del></li> <li><del>• A 1,200sqm e Community indoor facility to be used for sport and community uses with a variety of room sizes (currently use classes E and F);'</del></li> </ul>	For effectiveness. See <a href="#">WS4/1</a> Council response to Q4.7.
	63	Policy SP17	<p><i>Amend text under the Community heading of the policy as follows:</i></p>	For effectiveness. To adopt a more general



Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<ul style="list-style-type: none"> <li>• <del>'Health care facility, the details of which should be agreed with 450sq.meters GP Surgery to be offered to the Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board or other such appropriate body;'</del></li> </ul>	policy requirement for health care facilities to be provided to meet the needs of the development, allowing for negotiations between the ICB, the Council and the landowners to ensure a satisfactory solution to be found that meets the needs of the development as well as local health care needs. See <a href="#">WS4/1</a> Council response to Q4.6.
	63	Policy SP17	<p><i>Amend text under the Community heading of the policy as follows:</i></p> <ul style="list-style-type: none"> <li>• 'Early years provision <u>on site</u>;</li> <li>• <del>A 2.5FTE p Primary school provision on site and sports infrastructure requirements of the school.</del> <u>Land</u> to be provided and build costs to be met by the applicant;</li> <li>• Secondary <u>school provision on site and sports infrastructure requirements for the school</u> <del>land to meet the impact of development.</del> The nature and cost of the <u>required provision</u> mitigation will be informed by a feasibility study, undertaken at the applicants expense and prepared in collaboration with the Council and local stakeholders;'</li> </ul>	To provide clarity and ensure that the policy is effective in ensuring adequate education facilities are provided on the site to meet the needs of the development. See <a href="#">WS4/1</a> Council response to Q4.5.
	63	Policy SP17	<p><i>Amend text under the Community heading of the policy as follows:</i></p> <ul style="list-style-type: none"> <li>• 'Outdoor formal and informal sports pitches and areas to meet the</li> </ul>	To give certainty that the policy will be effective in ensuring the provision of a

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>identified needs of the development;</p> <ul style="list-style-type: none"> <li>• Open space <u>and play areas</u> to meet the needs of the development in accordance with policy DM40<u>4</u>'</li> </ul> <p><i>Amend text under the Green Infrastructure heading of the policy as follows:</i></p> <p><u>'The site will provide a comprehensive green infrastructure network and landscape strategy which will take advantage respond positively to the sensitivities of the landscape, protect and enhance landscape and ecological biodiversity features of value within and around the site and make provision for biodiversity net gain.</u></p> <p>This network will comprise:</p> <ul style="list-style-type: none"> <li>• <del>A new community park linking Thatcham to the North Wessex Downs AONB;</del></li> <li>• <u>A Green Infrastructure buffer that creates a strong defensible boundary between the developable area and the adjoining countryside and Ancient Woodland.</u></li> <li>• <u>Provision of Open Space within the developable area in accordance with Policy DM40;</u></li> <li>• <u>Greenways which connect through the site to the park, and facilitate connections to the wider landscape and existing Public Rights Of Way network AONB, and include leisure routes accessible to all users;</u></li> <li>• <del>A comprehensive network of other accessible routes and connections within the development which provide walking and cycling links along desire lines;</del></li> <li>• <u>Protection of E existing and creation of new Public Rights of Way; and</u></li> <li>• <u>Retained and new tress, hedgerows and other appropriate native planting which contribute to biodiversity net gain;</u></li> </ul>	<p>comprehensive green infrastructure network on the site and to give clarity that a significant portion of the site will be safeguarded as a green infrastructure buffer outside of the developable area of the site. See <a href="#">WS4/1</a> Council response to Q4.8.</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<ul style="list-style-type: none"> <li>• <u>Provision of allotments</u></li> </ul> <p><i>Move text from the under the Sustainability heading of the policy and amend as follows:</i></p> <p><b><u>‘Landscape</u></b></p> <p><u>Development proposals for the site will be supported by A a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013. This will inform the final capacity, development, design and layout of the site and requirements for green infrastructure and the provision of public open space. The LVIA will be informed by the Landscape Sensitivity and Capacity Assessment (2021) of the site.’</u></p>	
	64	Policy SP17	<p><i>Amend text under the Transport heading of the policy as follows:</i></p> <p>‘Measures will be included to improve accessibility by, and encourage use of, non-motorised transport modes.</p> <p><u>Development proposals for the site will be supported by A a Transport Strategy to will provide detail on how this will be achieved, including:</u></p> <ul style="list-style-type: none"> <li>• Active travel Improvements on routes between the site, Thatcham town centre and the railway station;</li> <li>• <u>Multiple access points and A a vehicular through route;</u></li> <li>• Sustainable transport through routes;</li> <li>• 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</li> </ul>	To ensure the policy is effective and justified. to ensure the details included in the background to the IDP are included in the policy. See <a href="#">WS4/1</a> Council response to Q4.4.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<ul style="list-style-type: none"> <li>How adverse impacts on air quality will be minimised'</li> </ul>	
	64	Policy SP17	<p><i>Move text from the under the Sustainability heading of the policy and amend as follows:</i></p> <p><b><u>'Flooding and Water Environment</u></b></p> <p><u>Development proposals for the site will be supported by A an Integrated Water Supply and Drainage Strategy which will set out:</u></p> <ul style="list-style-type: none"> <li>Measures to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site;</li> <li><u>Details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure; and</u></li> <li>Surface water <u>drainage</u> management approaches that could deliver net gain for Thatcham town, including use of on-site sustainable drainage systems (SuDS);</li> <li><u>A Flood Risk Assessment taking into account the Thatcham Surface Water Management Plan'</u></li> </ul>	For clarity and effectiveness. To ensure that there will be no impact on flood risk downstream of the site as a result of the development. As agreed in the <a href="#">Statement of Common Ground with Thames Water</a>
	64	Policy SP17	<p><i>Move text from the under the Sustainability heading of the policy and amend as follows:</i></p> <p><b><u>'Biodiversity</u></b></p> <p><u>Development proposals for the site will be supported by A an Ecology Biodiversity Strategy which will set out:</u></p> <ul style="list-style-type: none"> <li><del>A Biodiversity Net Gain Strategy to show</del> how <u>biodiversity</u> net gain will be achieved including though habitat restoration and linkages;</li> <li>How priority habitats and ecological features will be protected and enhanced;</li> </ul>	For effectiveness. See <a href="#">WS4/1</a> . Council response to Q4.14.


Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<ul style="list-style-type: none"> <li>• The creation of new ecological features; and</li> <li>• <u>A a site-wide ecological biodiversity management plan.</u></li> </ul>	
	64	Policy SP17	<p><i>Move text from the under the Sustainability heading of the policy and amend as follows:</i></p> <p><b><u>Heritage</u></b></p> <p><u>Development proposals for the site will be supported by A a Historic Environment Strategy 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. It should:</u></p> <ul style="list-style-type: none"> <li>• <u>Be informed by a proportionate heritage impact assessment, desk-based archaeological assessment and if needed, field evaluation; and</u></li> <li>• <u>Articulate how the proposed scheme would support an appropriate future use of the listed buildings in the area and minimise harm to their significance (including demonstrating listed buildings in the area will be conserved and how the impact of the development on their settings has been considered)</u></li> </ul>	<p>To ensure that the development conserves and enhances the historic environment in accordance with national policy. See Council’s response to <a href="#">PQ49</a></p>
	64	Policy SP17	<p><i>Amend text of the policy to include the following:</i></p> <p><b><u>Mineral Resources</u></b></p> <p><u>Development proposals for the site will be supported by A a Mineral Resource Assessment (MRA) which identifies any potential viable mineral resources on the site and considers firstly prior extraction, and then incidental extraction as part of the development.</u></p>	<p>Part of the site is underlain by minerals.</p>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
	63 66	Policy SP17 & paragraphs 6.54 & 6.63 of the supporting text	<p><i>Amend text of the policy as follows:</i></p> <p><u>'Land as shown on the Policies Map is allocated for the delivery of a comprehensive, sustainable, low carbon, residential-led 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 in collaboration with the community and other stakeholders to provide a framework to guide development. Proposals must have regard to this and demonstrate how it has guided proposals in a positive manner. Proposals must also demonstrate how and delivered as a whole to achieve a comprehensive development the provision of all infrastructure, services, open space and facilities will be delivered in a timely and co-ordinated way. 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.'</u></p> <p><b>Homes</b></p> <p>The site is <del>to be</del> allocated for <u>the phased delivery of</u> approximately 1,500 dwellings which will be completed within the period of the plan....'</p> <p><i>Amend paragraph 6.54 of the supporting text to Policy SP17 as follows:</i></p> <p><u>'... Stage 3 of the Thatcham Growth Study report lays out a potential vision and approach to strategic growth in Thatcham, intended to inform the decision-making process of the Local Plan Review in choosing suitable allocation sites across the District as a whole. The study identified a larger quantum of development than proposed through this policy, however the guiding principles continue to remain relevant.'</u></p>	For clarity and effectiveness. To ensure the policy sets out the overall key requirements for the development and to provide clarity as to the policy is expected to be delivered. See <a href="#">WS4/1</a> . Council response to Q4.14.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p><i>Amend paragraph 6.63 of the supporting text to Policy SP17 as follows:</i></p> <p><i>'Further detailed work will be required to develop a coherent masterplan or development framework to take the development forward, which will be produced in collaboration with the community and other stakeholders, <u>based on existing evidence and information already produced to support the allocation of the site, including the Thatcham Strategic Growth Study.</u>'</i></p>	
	65	Indicative site map for Policy SP17	<p><i>Replace the indicative site map with the indicative site map shown in Annex E below.</i></p> <p><i>Consequential changes to the Policies Map.</i></p>	<p>For clarity and effectiveness.</p> <p>See <a href="#">WS4/1</a> Council's response to Q4.20 with subsequent minor amendment to the developable area in the west of the site</p>
	66	Paragraphs 6.54 and 6.60 of supporting text to SP17	<p><i>Amend supporting text to Policy SP17 as follows:</i></p> <p><i>'6.54 In reviewing the vision for Thatcham as part of the LPR, <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. In addition, and in order 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).</u></i></p>	<p>To ensure the policy is justified and consistent with national policy. See Council's response to <a href="#">PQ33</a></p>

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			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.’	
	67	Policy SP18	<i>Amend paragraph 4 of Policy as follows:</i>  ‘All dwellings should be delivered as accessible and adaptable dwellings in accordance with Building Regulations M4(2). <u>At least Around</u> 10% of the new market housing and a maximum of 5 units...’	To remove any ambiguity in the application of the policy. See <a href="#">WS8/1</a> Council response to Q8.3.
	70 - 71	Paragraphs 6.75 and 6.78 of the supporting text to Policy SP19	<i>Amend the text as follows:</i>  ‘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 <a href="#">section 157(1) of the Housing Act 1985</a> , which includes National Parks and Areas of Outstanding Natural Beauty. <u>As approximately about 74% of West Berkshire is within an AONB and most of the remaining parishes are designated rural areas only a small proportion on the district is classified as non-designated rural areas as shown on the map below:it is considered justified and reasonable for the Council to secure 20% affordable housing on sites of 5 or more dwellings and this is reflected in</u>	To clarify how Policy SP19 is to be implemented. See Council response to <a href="#">PQ39</a>



Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<p>Policy SP19.</p>  <p><b>Areas within West Berkshire not designated as rural areas</b></p> <p>'6.78 The latest evidence shows a high need for affordable housing across the District with a net affordable and social rented housing need equivalent to 330 dpa (2021 base date). This is a significant need for the district and a clear justification for the Council to seek affordable dwellings through new development schemes. Whilst the level of need will be kept under review the policy therefore seeks to maximise opportunities for increased affordable housing delivery with social rented dwellings being the priority affordable housing tenure. <u>As such, policy SP19 is to be applied district wide.</u></p>	

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<b>Chapter 7 Fostering Economic Growth and Supporting Local Communities</b>				
	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.</p> <p>Appropriate proposals for business development (offices, industrial and storage and distribution) will be supported where they are located:</p> <ul style="list-style-type: none"> <li>a) On sites allocated for business development <del>as set out Policy SP21 and</del> in accordance with the individual site specific policy (<u>ESA1 – ESA6</u>) in <u>this Plan or any subsequent neighbourhood plans</u>; or</li> <li>b) On a suitable site within a settlement boundary; or</li> <li>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</li> <li>d) On previously developed land within existing suitably located employment sites; or</li> <li>e) Within the countryside provided the proposal is in accordance with other relevant policies within the Plan, in particular Policy DM35.</li> </ul> <p>Proposals for .....</p>	To reflect the deletion of policy SP21.
	75	Paragraph 7.14 of the	<i>Amend paragraph 7.14 as follows:</i>	To reflect the deletion of policy SP21.

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		supporting text to Policy SP20	'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.'	
	75	New paragraph after paragraph 7.15 of the supporting text to Policy SP20	<i>Insert new paragraph after paragraph 7.15 as follows:</i>  ' <u>Greenham Business Park has a Local Development Order in place across the site. This sets our development parameters by which certain schemes can proceed without planning permission. Proposals which are outside of the scope of the Local Development Order and require planning permission shall be determined in accordance with the relevant LPR policies.</u> '	To reflect the deletion of policy SP21.
	77	Policy SP21	<i>Delete the policy and supporting text. Remove references to this policy throughout LPR.</i>	To remove unnecessary duplication. See Council response to <a href="#">PQ14</a> .
<b>Chapter 8 Non-Strategic Site allocations: Our Place Based Approach</b>				
	85	Paragraph 8.2	<i>Insert additional text and table after paragraph 8.2 as follows:</i>  <b><u>'Sites allocated for residential development: Newbury and Thatcham</u></b>  <b><u>8.3. The main focus for growth in West Berkshire is the Newbury and</u></b>	To reflect the deletion of policy SP13.

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			<p><u>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="667 906 1709 1273"> <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 87	Policy RSA1 Policy RSA2	<i>Include additional criterion as follows:</i>	To ensure adequate and appropriate infrastructure																					

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	93 99 101 103 106 113 115 121 132	Policy RSA5 Policy RSA8 Policy RSA9 Policy RSA10 Policy RSA11 Policy RSA14 Policy RSA15 Policy RSA18 Policy RSA23	'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 wastewater, both on and off site. <u>Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure.</u> Development will be occupied in line with this strategy.'	for water supply and wastewater are provided both on and off site and to ensure consistency across all the RSA policies. As agreed in the <a href="#">Statement of Common Ground with Thames Water</a> and as agreed in the Statement of Common Ground with the Environment Agency (EXAM24)
	87	Policy RSA2	<i>Amend criterion as follows:</i>  'j) Development will protect and enhance the special architectural and historic interest of the Speen Conservation Area. <u>Particular attention will be paid to the design of the scheme when approaching the Conservation Area along Bath Road, responding sensitively to the character, density and scale of existing development.</u> '	Development is required to consider the architectural and historic interest of Speen. As agreed in the <a href="#">Statement of Common Ground with Historic England</a> .
	87 132	Policy RSA2 Policy RSA23	<i>Include additional criterion as follows:</i>  ' <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> '	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)

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	89 91 95 97 109	RSA3 RSA4 RSA6 RSA7 RSA12	<i>Remove policies from the LPR. Subsequent main modifications are also proposed to policy SP12 and the housing trajectory to include the outstanding number of dwellings within the supply category 'Local Plan allocations not being retained due to site being at an advanced stage of construction.</i>	The sites are either at an advanced stage of construction or have been built out.
	95	New paragraphs and table before Policy RSA6	<p><i>Insert additional text and table before Policy RSA6 as follows:</i></p> <p><b>Sites allocated for residential development: Eastern Area</b></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 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</u></p>	To reflect the deletion of policy SP14.

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			<p><u>permission in December 2019. When the DEPZ was reconsidered in 2020, the 100 units proposed were included in the detailed calculations undertaken by Emergency Planning.</u></p> <p><u>8.8. If in the future the DEPZ is reviewed and the emergency planning arrangements be amended, then future reviews of the Local Plan will consider whether allocations in this area would be suitable.</u></p> <table border="1" data-bbox="663 611 1722 1214"> <thead> <tr> <th><u>Policy</u></th> <th><u>Allocation</u></th> <th><u>Approximate numbers</u></th> </tr> </thead> <tbody> <tr> <td><u>RSA6</u></td> <td><u>Stoneham's Farm, Long Lane, Tilehurst (Site Ref: HSA 9)</u></td> <td><u>65 bedspace care home</u></td> </tr> <tr> <td><u>RSA7</u></td> <td><u>72 Purley Rise, Purley on Thames (Site Ref HSA 11)</u></td> <td><u>35 dwellings</u></td> </tr> <tr> <td><u>RSA8</u></td> <td><u>Land adjacent to Bath Road and Dorking Way, Calcot (Site Ref HSA 13)</u></td> <td><u>35 dwellings</u></td> </tr> <tr> <td><u>RSA9</u></td> <td><u>Land between A340 and The Green, Theale (Site Ref: HSA 14)</u></td> <td><u>100 dwellings</u></td> </tr> <tr> <td><u>RSA10</u></td> <td><u>Whitehart Meadow, Theale (Site Ref THE1)</u></td> <td><u>40 dwellings</u></td> </tr> <tr> <td><u>RSA11</u></td> <td><u>Former Theale Sewage Treatment Works, Theale (Site Ref THE7)</u></td> <td><u>60 dwellings</u></td> </tr> <tr> <td><u>RSA12</u></td> <td><u>Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (Site Ref: HSA15)</u></td> <td><u>100 dwellings</u></td> </tr> <tr> <td><u>RSA13</u></td> <td><u>Land north of A4 Bath Road, Woolhampton (Site Ref MID4)</u></td> <td><u>16 dwellings</u></td> </tr> <tr> <td><u>RSA24</u></td> <td><u>New Stocks Farm, Paices Hill, Aldermaston</u></td> <td><u>8 pitches</u></td> </tr> </tbody> </table>	<u>Policy</u>	<u>Allocation</u>	<u>Approximate numbers</u>	<u>RSA6</u>	<u>Stoneham's Farm, Long Lane, Tilehurst (Site Ref: HSA 9)</u>	<u>65 bedspace care home</u>	<u>RSA7</u>	<u>72 Purley Rise, Purley on Thames (Site Ref HSA 11)</u>	<u>35 dwellings</u>	<u>RSA8</u>	<u>Land adjacent to Bath Road and Dorking Way, Calcot (Site Ref HSA 13)</u>	<u>35 dwellings</u>	<u>RSA9</u>	<u>Land between A340 and The Green, Theale (Site Ref: HSA 14)</u>	<u>100 dwellings</u>	<u>RSA10</u>	<u>Whitehart Meadow, Theale (Site Ref THE1)</u>	<u>40 dwellings</u>	<u>RSA11</u>	<u>Former Theale Sewage Treatment Works, Theale (Site Ref THE7)</u>	<u>60 dwellings</u>	<u>RSA12</u>	<u>Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (Site Ref: HSA15)</u>	<u>100 dwellings</u>	<u>RSA13</u>	<u>Land north of A4 Bath Road, Woolhampton (Site Ref MID4)</u>	<u>16 dwellings</u>	<u>RSA24</u>	<u>New Stocks Farm, Paices Hill, Aldermaston</u>	<u>8 pitches</u>	
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	101	Policy RSA9	<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>	To ensure consistency across all the RSA policies. To ensure the policy is effective with regard to the historic																														

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			<u>The scheme will conserve the listed milestone in the north east corner of the site and enhance its setting.'</u>	environment. As agreed in the <a href="#">Statement of Common Ground with Historic England</a> .
	111	Policy RSA13	<i>Include additional criterion as follows:</i>  <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>	In line with the strategic objectives of the LPR to mitigate and adapt to the effects of climate change. See <a href="#">WS6/1</a> Council response to Q6.27.
	113	New paragraph and table before Policy RSA14	<i>Insert additional text and table before Policy RSA14 as follows:</i>  <b>'Sites allocated for residential development: North Wessex Downs AONB</b>  <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>	To reflect the deletion of policy SP15.



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	117	Policy RSA16	<p><i>Amend criterion as follows:</i></p> <p>'f) <u>Appropriate landscaping</u> <del>A substantial tree belt</del> 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>	For clarity and effectiveness. See <a href="#">WS6/1</a> Council response to Q6.33.																																	
	119 124	Policy RSA17 Policy RSA19	<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</u></p>	To ensure consistency across all the RSA policies. See <a href="#">WS6/1</a>																																	

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			<u>efficient use of sustainable technologies, resources, materials and solar gain, in accordance with Policy SP5.</u>	
	119 132	Policy RSA17 Policy RSA23	<i>Include additional criterion as follows:</i>  <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>	To ensure consistency across all the RSA policies. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)
	119	Policy RSA17	<i>Amend text within the policy as follows:</i>  'b) Access will need to be obtained from East Lane. To achieve the sight lines of 2.4 x 43 metres, accesses may need to serve more than one dwelling. <u>The existing hedgerow fronting East Lane should be retained and enhanced as much as possible as part of the design.</u> 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> j) <u>Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.'</u>	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 <a href="#">Statement of Common Ground with Historic England</a> .
	119	Policy RSA17	<i>Include additional criterion as follows:</i>  'l) Development of the site provides an opportunity to be able to establish a	For effectiveness. See <a href="#">WS6/1</a> Council response to Q6.34.

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			<u>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>	
	119	Policy RSA17	<i>Include additional criterion as follows:</i>  <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>	For effectiveness. See <a href="#">WS6/1</a> Council response to Q6.34.
	121	Policy RSA18	<i>Include additional criterion as follows:</i>  <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>	For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)
	121	Policy RSA18	<i>Amend criterion as follows:</i>  <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>	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 <a href="#">Statement of Common Ground with Historic England</a> .
		Policy RSA21	<i>Include additional criterion as follows:</i>	To ensure proposals take account of this designated

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification
			'l) <u>The design of the development should protect the setting of the nearby Listed Building (Barnaby Thatch)</u> '	heritage asset and ensure that they avoid or minimise harm to its significance. As agreed in the <a href="#">Statement of Common Ground with Historic England</a> .
		Policy RSA22	<i>Amend criterion as follows:</i>  'd) ... ii) Retain the land <u>in</u> to the north of the site as an open area which could have a character of a village green;'	To remove ambiguity. For effectiveness. See <a href="#">WS6/1</a> Council response to Q6.45.
		Policy RSA22	<i>Amend criterion as follows:</i>  '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> .'	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 <a href="#">Statement of Common Ground with Historic England</a>
		Policy RSA22	<i>Include additional criterion as follows:</i>  'l) <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> '	To ensure consistency across all the RSA policies. As agreed in the <a href="#">Statement of Common Ground with Historic England</a> .

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		Policy RSA22	<p><i>Include additional criterion as follows:</i></p> <p><u>'l) Part of the site is underlain by aggregate mineral deposits and a Minerals Resource Assessment will be required'</u></p>	For effectiveness. Part of the site is underlain by aggregate mineral deposits. See <a href="#">WS6/1</a> Council response to Q6.45.
	134 136	Policy RSA24 Policy RSA25	<p><i>Include additional criterion as follows:</i></p> <p>'A drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate waste water infrastructure. Development will be occupied in line with this strategy.'</p>	To ensure adequate and appropriate infrastructure for wastewater is provided both on and off site. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)
	136	Policy RSA25	<p><i>Remove criterion as follows:</i></p> <p>'k) No caravans will be permitted within Flood Zones 2 and 3 at the northern edge of the site'.</p>	There is no flood zone 2/3 within the site. As agreed in the Statement of Common Ground with the Environment Agency (EXAM24)
	138	Paragraph 8.3	<p><i>Amend paragraph 8.3 and insert additional text and table after first sentence as follows:</i></p> <p><b>Sites allocated for employment land</b></p>	To reflect the deletion of policy SP21. See Council response to <a href="#">PQ14</a> .

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			<p><u>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 2039:</u></p> <table border="1" data-bbox="651 456 1682 930"> <thead> <tr> <th data-bbox="651 456 779 549"><u>Policy Ref:</u></th> <th data-bbox="779 456 1323 549"><u>Site Name:</u></th> <th data-bbox="1323 456 1529 549"><u>Approximate floorspace (sqm)</u></th> <th data-bbox="1529 456 1682 549"><u>Use</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="651 549 779 624"><u>ESA1</u></td> <td data-bbox="779 549 1323 624"><u>Land east of Colthrop Industrial Estate, Thatcham</u></td> <td data-bbox="1323 549 1529 624"><u>20,400</u></td> <td data-bbox="1529 549 1682 624"><u>B2/B8</u></td> </tr> <tr> <td data-bbox="651 624 779 699"><u>ESA2</u></td> <td data-bbox="779 624 1323 699"><u>Land west of Ramsbury Road, Membury Industrial Estate</u></td> <td data-bbox="1323 624 1529 699"><u>10,381</u></td> <td data-bbox="1529 624 1682 699"><u>B2/B8</u></td> </tr> <tr> <td data-bbox="651 699 779 774"><u>ESA3</u></td> <td data-bbox="779 699 1323 774"><u>Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands</u></td> <td data-bbox="1323 699 1529 774"><u>5,200</u></td> <td data-bbox="1529 699 1682 774"><u>Egiii/B2</u></td> </tr> <tr> <td data-bbox="651 774 779 817"><u>ESA4</u></td> <td data-bbox="779 774 1323 817"><u>Beenham Landfill, Pips Way, Beenham</u></td> <td data-bbox="1323 774 1529 817"><u>14,000</u></td> <td data-bbox="1529 774 1682 817"><u>B2/B8</u></td> </tr> <tr> <td data-bbox="651 817 779 860"><u>ESA5</u></td> <td data-bbox="779 817 1323 860"><u>Northway Porsche, Grange Lane, Beenham</u></td> <td data-bbox="1323 817 1529 860"><u>6,400</u></td> <td data-bbox="1529 817 1682 860"><u>Egiii/B2</u></td> </tr> <tr> <td data-bbox="651 860 779 930"><u>ESA6</u></td> <td data-bbox="779 860 1323 930"><u>Land adjacent to Padworth IW MF, Padworth Lane</u></td> <td data-bbox="1323 860 1529 930"><u>12,400</u></td> <td data-bbox="1529 860 1682 930"><u>B2/B8</u></td> </tr> </tbody> </table> <p data-bbox="651 970 1742 1187"><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 data-bbox="651 1230 1742 1409"><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</u></p>	<u>Policy Ref:</u>	<u>Site Name:</u>	<u>Approximate floorspace (sqm)</u>	<u>Use</u>	<u>ESA1</u>	<u>Land east of Colthrop Industrial Estate, Thatcham</u>	<u>20,400</u>	<u>B2/B8</u>	<u>ESA2</u>	<u>Land west of Ramsbury Road, Membury Industrial Estate</u>	<u>10,381</u>	<u>B2/B8</u>	<u>ESA3</u>	<u>Land to the south of Trinity Grain, Membury Industrial Estate, Lambourn Woodlands</u>	<u>5,200</u>	<u>Egiii/B2</u>	<u>ESA4</u>	<u>Beenham Landfill, Pips Way, Beenham</u>	<u>14,000</u>	<u>B2/B8</u>	<u>ESA5</u>	<u>Northway Porsche, Grange Lane, Beenham</u>	<u>6,400</u>	<u>Egiii/B2</u>	<u>ESA6</u>	<u>Land adjacent to Padworth IW MF, Padworth Lane</u>	<u>12,400</u>	<u>B2/B8</u>	
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			<p><u>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, including outline planning permission granted for industrial use on one of the two proposed allocated sites (ESA2). The allocated sites at Membury (ESA2 and ESA3) and extending the DEA boundary will aid in addressing a local and rural demand.</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 floor space for development, based on standard plot ratios as set out within the HELAA, unless the site promoter has suggested a development potential that is lower than that calculated.</u></p>	

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			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.	
	138 140 142 144 146 148	Policy ESA1 Policy ESA2 Policy ESA3 Policy ESA4 Policy ESA5 Policy ESA6	<p><i>Include additional criterion as follows:</i></p> <p><u>'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 wastewater, both on and off site. Such a strategy should include details of the phasing of development to consider likely upgrades needed for the water supply network infrastructure. Development will be occupied in line with this strategy.'</u></p>	To ensure adequate and appropriate infrastructure for water supply and wastewater are provided both on and off site and to ensure consistency across all the RSA policies. As agreed in the <a href="#">Statement of Common Ground with Thames Water</a> and as agreed in the Statement of Common Ground with the Environment Agency (EXAM24)
	140 142	Policy ESA2 Policy ESA3	<p><i>Include additional criterion as follows:</i></p> <p><u>'m) 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>	To ensure consistency across all the ESA policies. As agreed in the <a href="#">Statement of Common Ground with Historic England</a> .
	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</u></p>	For effectiveness. As agreed in the Statement of Common Ground with the Environment Agency



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			<u>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>	(EXAM24)
<b>Chapter 10 Development Management Policies: Our Environment and Surroundings</b>				
	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 110 litres per person per day, <u>using the 'Fittings Approach' as set out in in table 2.2 of the Building Regulations part G2.'</u></p> <p><i>Amend penultimate paragraph of the policy as follows:</i></p> <p>'Where upgrades to water supply and wastewater are required and <u>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.</u></p>	To ensure consistency with national policy. As agreed in the <a href="#">Statement of Common Ground with Thames Water</a> .
<b>Chapter 11 Development Management Policies: Delivering Housing</b>				
	192	Table 7 Gypsy and Traveller	<i>Replace Table 7 within the supporting text of Policy DM20 as follows:</i>	To provide a clearer position of the

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		Accommodation Assessment Identified Need 2021/22 to 2037/38 cultural need/PPTS need	<p><b><u>Table 7 Gypsy and Traveller Accommodation Assessment Identified Need 2021/22 to 2037/38 cultural need/PPTS need. Supply as of September 2023</u></b></p> <table border="1" data-bbox="667 472 1568 1075"> <thead> <tr> <th colspan="3"><b>Table Addressing Gypsy and Traveller pitch need updated</b></th> </tr> <tr> <th><b>West Berkshire</b></th> <th><b>Cultural need</b></th> <th><b>Of which PPTS NEED</b></th> </tr> </thead> <tbody> <tr> <td><b>5yr Authorised Pitch Shortfall (2021/22 to 2025/26) (A)</b></td> <td>13</td> <td>9</td> </tr> <tr> <td><i>Supply: Additional residential pitches (B1) – Paices Hill transit to residential</i></td> <td>8</td> <td>8</td> </tr> <tr> <td><i>Supply: Additional residential pitches (B2) – Additional pitch at Four Houses Corner</i></td> <td>1</td> <td>1</td> </tr> <tr> <td><i>Supply: Additional residential pitches (B3) – Additional pitch at Ermin Street, Lambourn Woodlands</i></td> <td>1</td> <td>1</td> </tr> <tr> <td><b>Residual need 2021/22 to 2025/26 with additional residential pitches included in supply (C) = A-B1-B2-B3</b></td> <td>3</td> <td>-1</td> </tr> <tr> <td><b>Longer-term need 2026/27 to 2037/38 (D)</b></td> <td>17</td> <td>11</td> </tr> <tr> <td><b>Residual need 2021/22 to 2037/38 with additional residential pitches included in supply (E) = C+D</b></td> <td>20</td> <td>10</td> </tr> <tr> <td><b>Summary</b></td> <td><b>Cultural need</b></td> <td><b>Of which: PPTS NEED</b></td> </tr> <tr> <td><i>Plan period Authorised Pitch Shortfall (2021/22 to 2037/38) (F)</i></td> <td>30</td> <td>20</td> </tr> <tr> <td><i>Permanent pitches with planning permission or planned (G)</i></td> <td>10</td> <td>10</td> </tr> <tr> <td><b>Residual need 2021/22 to 2037/38 after potential pitch development considered (F-G)</b></td> <td>20</td> <td>10</td> </tr> </tbody> </table>	<b>Table Addressing Gypsy and Traveller pitch need updated</b>			<b>West Berkshire</b>	<b>Cultural need</b>	<b>Of which PPTS NEED</b>	<b>5yr Authorised Pitch Shortfall (2021/22 to 2025/26) (A)</b>	13	9	<i>Supply: Additional residential pitches (B1) – Paices Hill transit to residential</i>	8	8	<i>Supply: Additional residential pitches (B2) – Additional pitch at Four Houses Corner</i>	1	1	<i>Supply: Additional residential pitches (B3) – Additional pitch at Ermin Street, Lambourn Woodlands</i>	1	1	<b>Residual need 2021/22 to 2025/26 with additional residential pitches included in supply (C) = A-B1-B2-B3</b>	3	-1	<b>Longer-term need 2026/27 to 2037/38 (D)</b>	17	11	<b>Residual need 2021/22 to 2037/38 with additional residential pitches included in supply (E) = C+D</b>	20	10	<b>Summary</b>	<b>Cultural need</b>	<b>Of which: PPTS NEED</b>	<i>Plan period Authorised Pitch Shortfall (2021/22 to 2037/38) (F)</i>	30	20	<i>Permanent pitches with planning permission or planned (G)</i>	10	10	<b>Residual need 2021/22 to 2037/38 after potential pitch development considered (F-G)</b>	20	10	requirements versus the supply. See Council response to <a href="#">PQ34</a>
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<b>Chapter 12 Development Management Policies: Fostering Economic Growth &amp; Supporting Local Communities</b>																																											
	230	Policy DM41	<p><i>Delete paragraph within the policy as follows:</i></p> <p>Fibre to the Premises:</p> <p>a. All residential developments and all new employment generating development will enable Fibre to the Premises (FTTP) at first occupation;</p>	To reflect amendments made to the Building Regulations.																																							

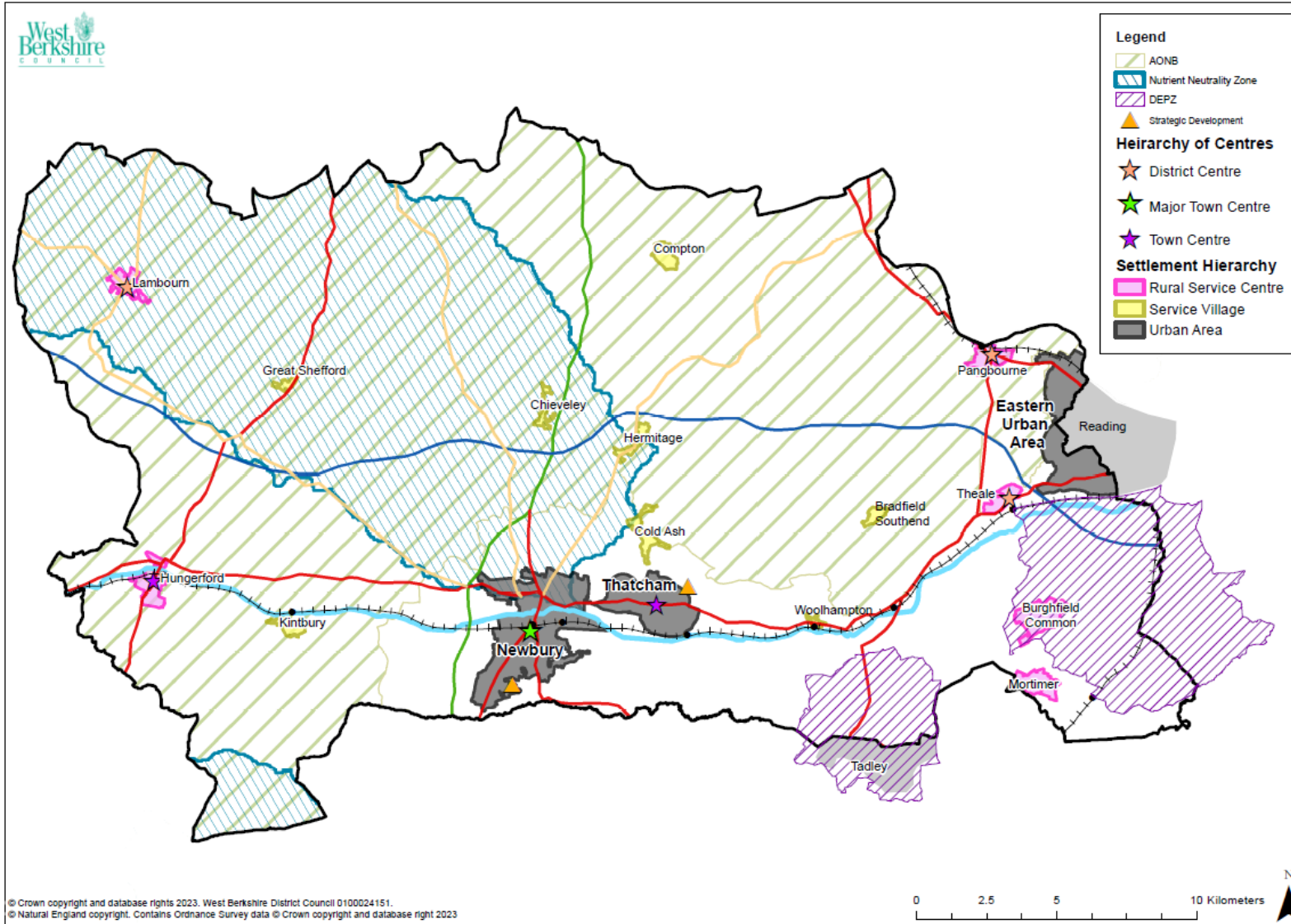
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			<p><del>b. All new dwellings, including those provided via building conversions, must be designed and constructed in a way that enables them to meet or exceed the government’s building regulations relating to the provision of high speed FTTP infrastructure in the home or any subsequent national equivalent standard should the building regulations and/or national policy be reviewed in the future;</del></p> <p><del>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.</del></p>	
		<p>Policy DM43 and supporting text</p>	<p><i>Amend the policy and supporting text as follows:</i></p> <p><b>‘Policy DM43 Theale Rail – Road Transfer Site</b></p> <p>The site at Wigmore Lane in Theale, as defined on the Policies Map, shall be <u>safeguarded as a rail – road transfer facility</u>. <del>site at Theale is reserved solely for those industries which require a rail-road transfer facility and access to the highway network.</del></p> <p><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><b>Supporting text</b></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</u></p>	<p>For effectiveness. As agreed in the <a href="#">Statement of Common Ground with Network Rail, Englefield Estate and Beftonforth</a></p>

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			<p><u>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 <del>Nonetheless,</del> <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, 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. †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.</u></p> <p>12.103 The extent of the rail-road transfer site is defined on the Policies Map.'</p>	
<b>Appendices</b>				
	258	Appendix 6	<i>Delete Appendix 6 How policies are applied in a neighbourhood planning context</i>	To ensure consistency with national policy. See Council response to <a href="#">PQ44</a>

Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification	Reason for modification								
	267	Appendix 7	<p><i>Delete the text under the table in appendix 7 as follows:</i></p> <p><del>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.</del></p> <ul style="list-style-type: none"> <li><del>• CS2 Newbury Racecourse strategic site allocation</del></li> <li><del>• HSA7 St Gabriels Farm, The Ridge, Cold Ash</del></li> <li><del>• HSA8 Land to the east of Sulham Hill, Tilehurst</del></li> <li><del>• HSA10 Stonehams Farm, Tilehurst</del></li> <li><del>• HSA12 Bath Road, Calcot</del></li> <li><del>• HSA17 Land to the north of the A4, Woolhampton</del></li> <li><del>• HSA18 Salisbury Road, Hungerford</del></li> <li><del>• HSA21 Land north of Pangbourne Hill, Pangbourne</del></li> <li><del>• HSA22 Stretton Close, Bradfield Southend</del></li> <li><del>• HSA26 Land east of Laylands Green, Kintbury</del></li> </ul> <p><del>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:</del></p> <ul style="list-style-type: none"> <li><del>• HSA6 Poplar Farm, Cold Ash</del></li> <li><del>• HSA16 The Hollies, Burghfield Common</del></li> </ul> <p><i>Insert list of policies into the ‘superseded Housing Site Allocations DPD 2006-2026 policy’ column adjacent to Policy SP12 as follows:</i></p> <table border="1" data-bbox="651 1342 1727 1402"> <thead> <tr> <th data-bbox="651 1342 813 1402">Local Plan</th> <th data-bbox="813 1342 1019 1402">Superseded West</th> <th data-bbox="1019 1342 1211 1402">Superseded West</th> <th data-bbox="1211 1342 1727 1402">Superseded Housing Site Allocations DPD 2006-2026 Policy</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Local Plan	Superseded West	Superseded West	Superseded Housing Site Allocations DPD 2006-2026 Policy					<p>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 <a href="#">PQ11</a></p>
Local Plan	Superseded West	Superseded West	Superseded Housing Site Allocations DPD 2006-2026 Policy									

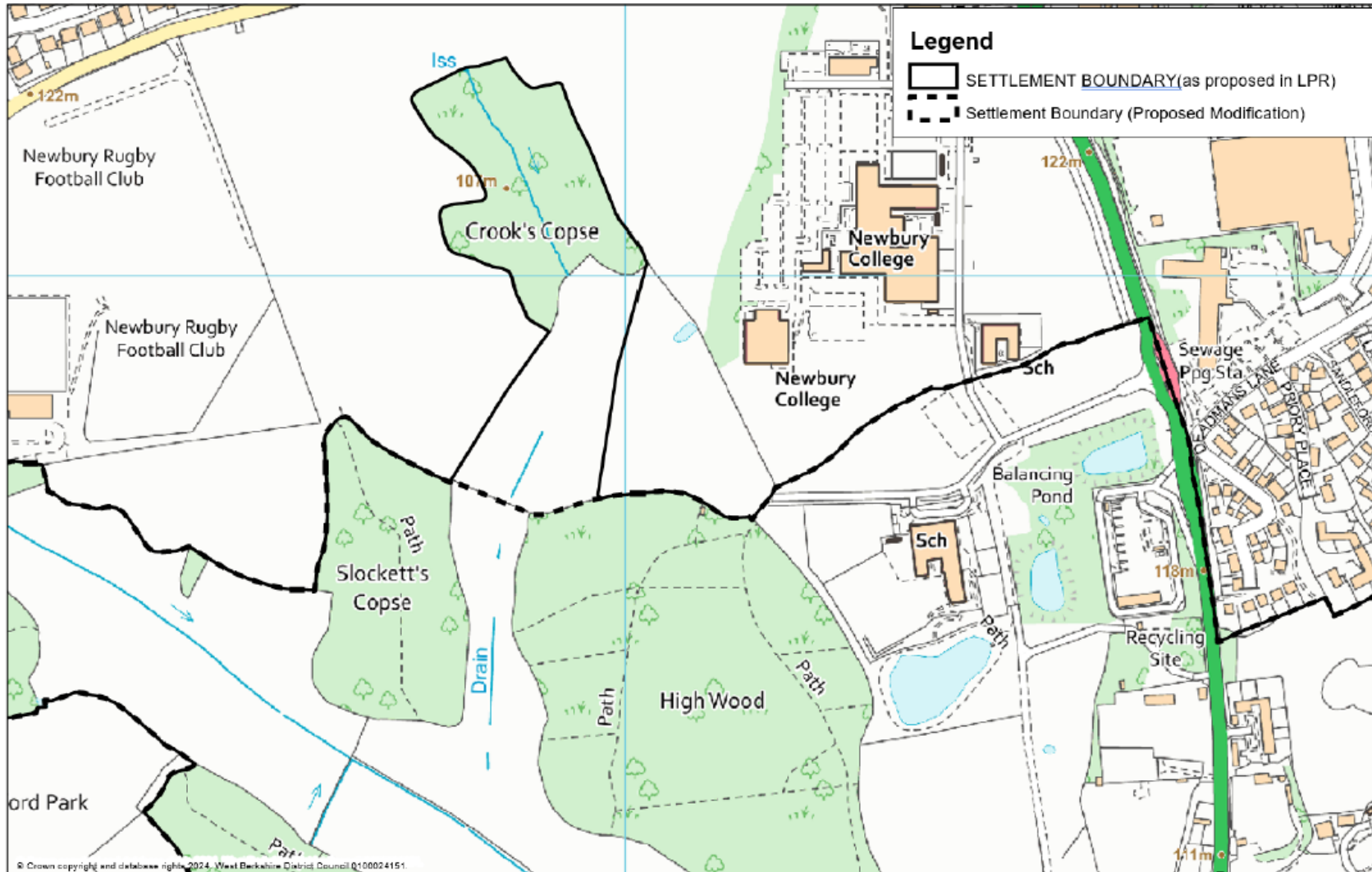
Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Main Modification				Reason for modification
			Review Policy	Berkshire District Local Plan 1991-2006 Policy	Berkshire Core Strategy 2006-2025 Policy		
			SP12 Approach to Housing Delivery	-	CS1 Delivering new homes and retaining the housing stock	<u>CS2 Newbury Racecourse strategic site allocation</u> <u>HSA6 Poplar Farm, Cold Ash</u> <u>HSA7 St Gabriels Farm, The Ridge, Cold Ash</u> <u>HSA8 Land to the east of Sulham Hill, Tilehurst</u> <u>HSA10 Stonehams Farm, Tilehurst</u> <u>HSA12 Bath Road, Calcot</u> <u>HSA16 The Hollies, Burghfield Common</u> <u>HSA17 Land to the north of the A4, Woolhampton</u> <u>HSA18 Salisbury Road, Hungerford</u> <u>HSA21 Land north of Pangbourne Hill, Pangbourne</u> <u>HSA22 Stretton Close, Bradfield Southend</u> <u>HSA26 Land east of Laylands Green, Kintbury</u>	
	269	Appendix 8	<i>Update the housing trajectory</i>				As set out in the <a href="#">Council's response to the Inspector's Supplementary Question 7.1</a>

Key Diagram



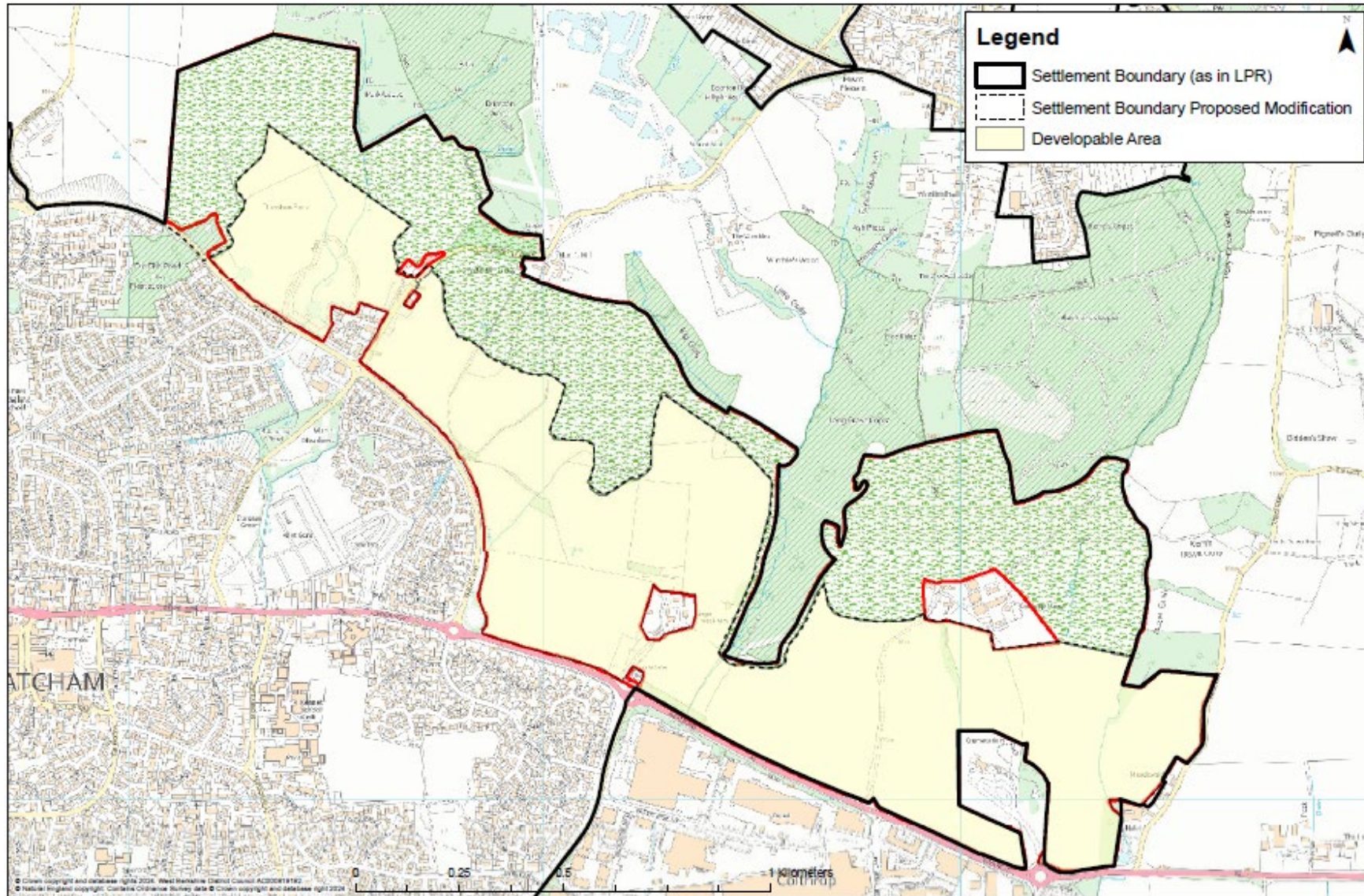


Proposed main modification to the settlement boundary of Newbury



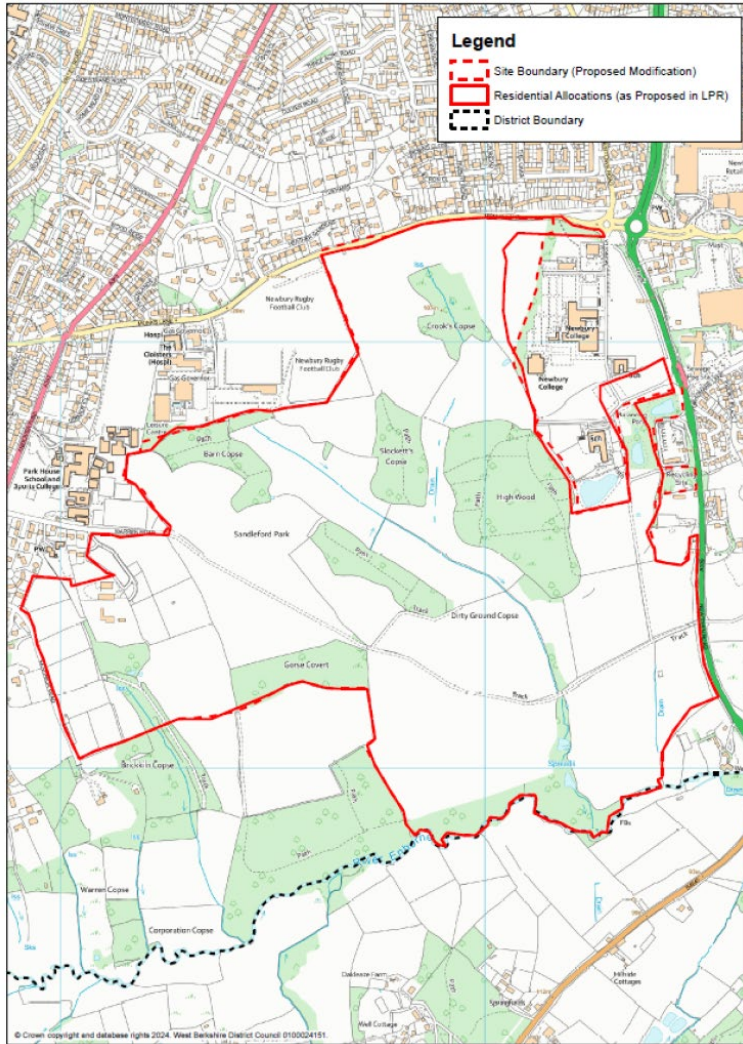


North East Thatcham



# Annex D

## Proposed main modification to the Sandeiford Park strategic site boundary





North East Thatcham

