

West Berkshire Core Strategy (2006 - 2026) Development Plan Document Adopted July 2012

West Berkshire Local Plan



West Berkshire Core Strategy (2006 - 2026)

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Section 1 Introduction

What is the Core Strategy?

1.1 The Core Strategy is the first development plan document (DPD) within West Berkshire's new Local Plan. It sets out a long term vision for West Berkshire to 2026 and translates this into spatial terms, setting out proposals for where development will go, and how this development will be built. The Core Strategy aims to make the different settlements within West Berkshire even more attractive places within which to live, work and enjoy leisure time. The Core Strategy provides an overall framework for the more detailed policies and site specific proposals to be contained in other documents of the Local Plan. Some of the policies contained in the previous Local Plan ⁽¹⁾ have been saved and will remain in force until replaced by the Site Allocations and Delivery DPD.

1.2 The Government published the National Planning Policy Framework (NPPF) in March 2012. At the heart of the NPPF is a presumption in favour of sustainable development. The Council intends to achieve this presumption in accordance with the following policy:

NPPF Policy

Planning applications that accord with the policies in the Development Plan for West Berkshire will be approved without delay, unless material considerations indicate otherwise.

When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

2 Background and Challenges

Section 2 Background and Challenges

Consultation

2.1 The Core Strategy has been developed in several stages. The document has built upon the principles established through early consultation, where an urban focus to development was the preferred strategy. 'Options for Delivering Homes'⁽²⁾ was consulted on between November 2007 and January 2008, and asked for views on various options for an urban focus for development within the District. The outcome was that a combination of brownfield land, strategic urban extensions and smaller urban extensions was the favoured option for accommodating the housing growth of West Berkshire.

2.2 This document also invited developers and landowners to submit any proposals for potential large scale development sites. Fifteen strategic sites were promoted and these were assessed through the Sustainability Appraisal⁽³⁾ and the Combined Strategic Housing Sites Appraisal Document⁽⁴⁾.

2.3 'Options for Development in the Rural Areas'⁽⁵⁾ set out the possible options for development within rural West Berkshire. The outcome of these two consultations was the settlement hierarchy which ranks settlements according to their size and range of services and facilities; their possible capacity for growth and the approach towards the function of the settlement.

2.4 'Options for the Future'⁽⁶⁾ was the preferred options draft of the Core Strategy. This set out preferred options for where development should take place, for where large scale development sites should be accommodated, and on what policies to guide development should say. Although this was an optional stage of the Core Strategy process, it was an important stage in giving people the opportunity to comment on the options and for finding out public opinion. 'Options for the Future' was consulted on between May and July 2009. The results of all of the consultation were used, together with the conclusions of the evidence base, to produce the Submission Core Strategy. Further consultation during the course of the Core Strategy Examination has been taken into account by the Inspector as part of the Examination.

Relationship with Other Strategies

2.5 Planning policies for West Berkshire need to be prepared in the context of national planning policy and guidance, and with regard to other local plans and strategies produced by the Council and other organisations. National policies on planning matters are contained in the NPPF and the Technical Guidance to the NPPF⁽⁷⁾.

2.6 West Berkshire's planning policy framework currently has to be in general conformity with the Regional Spatial Strategy for the South East (the South East Plan) which was adopted on 6 March 2009. This sets the vision for the region up to 2026, and includes the housing number for the District of 10,500 dwellings for the period 2006-2026.

2.7 As part of the Localism Bill which was presented to Parliament in December 2010, the Government has announced an intention to revoke Regional Spatial Strategies. However, the Council does not consider that the revocation of the RSS will undermine the Core Strategy.

2 [Options for Delivering Homes November 2007](#) available to view at www.westberks.gov.uk

3 [Core Strategy Sustainability Appraisal/ Strategic Environmental Assessment](#) available to view at www.westberks.gov.uk

4 [Combined Strategic Housing Sites Appraisal Document](#) available to view at www.westberks.gov.uk

5 [Options for Development in the Rural Areas May 2008](#) available to view at www.westberks.gov.uk

6 [Options for the Future April 2009](#) available to view at www.westberks.gov.uk

7 [National Planning Policy Framework: Department for Communities and Local Government, March 2012](#) available at www.gov.uk

Background and Challenges 2

2.8 Whilst the South East Plan provided the overarching context for the preparation of the Core Strategy together with guidance on the role of West Berkshire within the wider south east region, the principal role of the Core Strategy is to deliver the spatial planning strategy for the District of West Berkshire, based on the local characteristics of the area. The West Berkshire Core Strategy is based on the outcomes of the consultation that has taken place, other Council plans/programmes/initiatives, and also on the findings of the evidence base that has been prepared to support the Core Strategy. It is also underpinned by a Sustainability Appraisal which assessed the social, economic and environmental impacts of the Core Strategy throughout the development of the document. It is considered that the West Berkshire Core Strategy has been developed with the residents of West Berkshire, based on a robust and local evidence base.

Minerals and Waste

2.9 Following the closure of the Berkshire Joint Strategic Unit in October 2011, work on a joint minerals and waste development plan for Berkshire ceased. A West Berkshire Minerals and Waste Local Plan will be prepared to set out planning policies relating to minerals and waste activities, and development for West Berkshire. This Local Plan is included in the Council's Local Development Scheme⁽⁸⁾.

The Sustainable Community Strategy "A Breath of Fresh Air"

2.10 The Sustainable Community Strategy (SCS)⁽⁹⁾ sets out a long-term vision for the District and has been developed by the West Berkshire Partnership. It comprises of a range of local people and organisations, including business groups and public sector bodies. The purpose of the Strategy is to set a clear vision and direction focusing on improving the social, economic, and environmental well-being of the area, in addition to providing an overarching framework within which other local strategies will sit. The policies and proposals within the Core Strategy will help to deliver some of the Sustainable Community Strategy priorities. The themes from "A Breath of Fresh Air" have therefore helped to guide the strategic objectives of the Core Strategy.

Community Plans

2.11 Feeding into the Sustainable Community Strategy and the Core Strategy are various other plans, such as Parish and Town Plans⁽¹⁰⁾, and Market Town Healthchecks, produced by the local communities of West Berkshire. Broadly, these types of plans identify the economic, environmental and social issues important to a particular area and set out a vision for how the community wants to develop. These plans are very useful in informing the overall strategy proposals in the Core Strategy and by adding local detail and support to particular policies within the Local Plan.

West Berkshire Council Strategy

2.12 The Core Strategy will be one of the delivery tools for the Council's wider strategic objectives, particularly by addressing their spatial planning aspects. The Council Strategy⁽¹¹⁾ outlines that the Council's vision and purpose is 'to keep West Berkshire a great place in which to live, learn, work and do business'. It has four priorities:

- Caring for and protecting the vulnerable;
- Promoting a vibrant District;
- Improving education;
- Protecting the environment.

8 [Local Development Scheme \(LDS\), May 2012](#) available to view at www.westberks.gov.uk

9 [West Berkshire Sustainable Community Strategy: A Breath of Fresh Air](#) available at www.westberks.gov.uk

10 All [Parish Plans](#) which have been adopted are available to view at www.westberks.gov.uk

11 [The Council Strategy](#) available to view at www.westberks.gov.uk

2 Background and Challenges

Local Transport Plan

2.13 The Council has a Local Transport Plan (LTP) to set the framework for the delivery of all aspects of transport and travel for West Berkshire. The development of the LTP and the Core Strategy has been a linked process. The Council's third LTP⁽¹²⁾ covers the period from April 2011 to 2026, and is an important local document which supports the delivery of the Local Plan.

North Wessex Downs AONB Management Plan

2.14 With 74% of the District within the North Wessex Downs Area of Outstanding Natural Beauty, the Management Plan⁽¹³⁾ is an important consideration in the preparation of the Core Strategy. The plan, which was adopted by the Council and covers a 5 year period, was prepared in consultation with stakeholders and the local community by the North Wessex Downs AONB Council of Partners on behalf of the local authorities within the North Wessex Downs. The Plan is driven by the primary purpose of AONB designation - conservation and enhancement of natural beauty. It places a strong emphasis on the delivery of an integrated and sustainable approach, with vibrant rural economies and communities.

Vision Documents

2.15 A vision document was prepared for Newbury Town Centre in 2003⁽¹⁴⁾. It looks to protect and build on the inherent strengths of the town centre whilst maximising the opportunities that exist to strengthen and improve its attractiveness and vibrancy. Several projects have already been completed or are under construction, notably the Parkway project which will enhance Newbury's retail provision.

2.16 Other vision documents have been prepared for Thatcham⁽¹⁵⁾ and for the Kennet and Thames area⁽¹⁶⁾, and these have informed the preparation of the Core Strategy.

About West Berkshire

2.17 The Core Strategy must have regard to the context of the District for which it is planning. West Berkshire is a unitary authority of 704 square kilometres (272 square miles), which is located in the south east of England. It contains both towns and extensive rural areas, with about 90% of the District being rural in character. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) is a nationally important and legally protected landscape, designated for the quality of its scenic beauty.

2.18 Approximately 64,000 people, or 44% of the total population (145,000), live in the rural areas of the District. This rural population is dispersed across a large number of towns, villages and smaller settlements each of which has its own identity, as well as its own specific needs and concerns.

2.19 This rural dimension is very important in shaping the character of West Berkshire, its communities, economy and environment. The importance of agriculture and rural businesses, the prominence of landscape and countryside along with the small scale and dispersed nature of rural communities, are all important issues and challenges to be considered through the Core Strategy. The rural environment of West Berkshire adds significantly to the quality of life enjoyed by urban residents of the District and is a considerable asset for the area.

12 [Local Transport Plan for West Berkshire 2011 - 2026](#) available to view at www.westberks.gov.uk

13 [The North Wessex Downs AONB Management Plan 2009](#) available to view at www.northwessexdowns.org.uk

14 [Newbury 2025: A Vision for Newbury Town Centre](#) available to view at www.westberks.gov.uk

15 [Thatcham Vision \(2007\)](#) available to view at www.thatchamonline.net

16 [The Kennet and Thames Vision](#) available to view at www.westberks.gov.uk

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2.20 West Berkshire is part of the Thames Valley which is recognised as the most dynamic and competitive sub-regional economy in the UK. Employment provision in West Berkshire is diverse, and despite the current economic downturn, rates of employment in the District remain high.

2.21 The largest settlements include Newbury and Thatcham and the urban areas of Tilehurst, Purley on Thames and Calcot in the east of the District, close to Reading. Newbury is the largest town in West Berkshire and serves as the District's administrative centre.

2.22 West Berkshire is well connected in transport terms. At the centre of the District is an important road interchange. This is where the east-west M4 motorway intersects with the north-south A34. There are road connections to larger centres such as Reading, Oxford, Swindon, Basingstoke and London. Mainline railway services to London and the south west of England run through the south of the District. These locational factors, combined with high quality urban and rural areas, contribute towards making the area a popular place to live and work.

Cross Boundary Issues

2.23 West Berkshire does not exist in isolation from its neighbours. The Core Strategy needs to take account of the wider challenges, issues and opportunities affecting neighbouring areas as well as in the wider region. Cross-boundary working has taken place during the preparation of the Core Strategy, both through ongoing liaison with neighbouring authorities and at sub-regional level and through the review of proposals within adjoining Core Strategies and other DPDs. This will continue with the development of the Infrastructure Delivery Plan as a number of infrastructure issues will require joint working.

2.24 In looking at cross boundary issues in West Berkshire, it is important to understand that there are various influences that have a bearing on various parts of the District.

2.25 Economic influences are particularly significant. The County of Berkshire has a number of defining characteristics underpinned by a significant concentration of high technology industries and high Gross Value Added per capita. However, the County of Berkshire is seen to comprise three separate Functional Economic Areas (FEA) of which West Berkshire (excluding the far eastern part of the District) is one. In identifying these three distinct areas, it is recognised that the boundaries of each are porous and that there is significant movement between each as well as across the County boundary itself. The West Berkshire FEA is characterised by a mixed economy far more rural in nature than the rest of Berkshire.

2.26 The Sustainable Community Strategy for West Berkshire highlights a number of economic objectives, some of which, such as enhanced skills and better transportation, are reflected in similar documents not only across the rest of Berkshire but potentially across the wider sub region. Others, such as enhancing employment opportunities within rural communities and regenerating town centres, have a more local flavour. The underlying aim of promoting regeneration in some of the District's more significant centres such as Newbury, highlights a move towards creating a more sustainable District with improved employment, leisure, and cultural opportunities thereby potentially reducing some of the cross boundary movements.

2.27 The economic domination of the Thames Valley within the sub region means that the most significant economic influences lie to the east, notably Reading. Commuting data highlights the fact that 14% of West Berkshire's resident working population work within the Borough of Reading - by far the most significant single flow of outward commuting. Partnership working generally reflects West Berkshire's presence within the Thames Valley. The Government's recent (2010) approval of a Local Enterprise Partnership (LEP) for Berkshire highlights the interconnectivity not only within Berkshire, but also of some of the surrounding areas, notably southern Buckinghamshire and north

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Hampshire. The Berkshire Economic Strategy Board has also produced a set of transport investment priorities for Berkshire which again highlight the economic challenges and opportunities that exist across much of the County and more widely across the Thames Valley.

2.28 The economic linkages to the north, south and west of the District are less strong, although there is significant economic movement between West Berkshire and north Hampshire. A cross-border working group exists between West Berkshire Council, Hampshire County Council, and Basingstoke and Deane Borough Council on areas of common concern – including the exploration of sustainable solutions to the growth of traffic on the A339.

2.29 Rural issues do create synergies and a range of cross border activity does exist between West Berkshire, Wiltshire, Oxfordshire and Hampshire often associated with the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The FEA for Reading and Central Berkshire does include the eastern parts of West Berkshire notably Calcot, Theale and Pangbourne, and it is this part of the District that inevitably has the strongest links with Reading. The Council works in partnership on various transport related joint activities given some of the eastern communities of West Berkshire have a boundary co-terminus with the urban area of Reading. This work is particularly related to the need to deliver sustainable transport solutions to reduce and manage the growth of congestion around the A4 and the M4 and surrounding transport corridors.

2.30 Whilst many residents in the most eastern communities of West Berkshire will use facilities and services in Reading, there is a significant movement the other way in terms of school children, with West Berkshire schools educating a significant number of Reading pupils. This most prevalent movement relates to children of secondary school age.

2.31 Kennet Valley Meadows are an important part of West Berkshire and Reading's green infrastructure, so joint working is important to conserve and enhance the management of this area. Joint working also takes place with Reading in respect of crime and community safety. Crime rates are much higher in Reading than in West Berkshire but some of the District's more eastern communities are affected in a similar way to Reading by criminal activity thereby necessitating a joint approach.

2.32 Additional cross border working takes place with Basingstoke and Deane, Wokingham, and Reading relating to the monitoring of housing completions within the consultation zones of AWE in Aldermaston and AWE in Burghfield.

2.33 It is important to realise that geography also plays an important role in shaping cross border movements in West Berkshire. Some of the western and northern parts of West Berkshire look towards Swindon and Oxford. Some of the southern communities gravitate towards Basingstoke highlighting the complex nature of cross border arrangements that inevitably have to exist.

Evidence Base

Our Evidence Base, including the Sustainability Appraisal and Strategic Environmental Assessment

2.34 The Core Strategy has to be based on a robust and credible evidence base. The Council has carried out or commissioned technical background work to help inform the process. This includes the following studies, all of which are available to download from the Council's website⁽¹⁷⁾:

- Strategic Housing Land Availability Assessment
- Berkshire Housing Market Assessment
- Landscape Sensitivity Study
- Strategic Flood Risk Assessment

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- Employment Land Assessment
- Economic Viability Assessment
- Strategic Transport Assessment
- Infrastructure Delivery Plan
- Habitats Regulation Assessment

2.35 The Sustainability Appraisal (SA) (incorporating a Strategic Environmental Assessment (SEA)) is available alongside the Core Strategy. A sustainability appraisal must accompany every development plan document that is produced. This is a tool that highlights any significant environmental, social or economic effects of a plan. It assesses a plan against a number of sustainability objectives in order to identify these impacts. The appraisal is fully integrated into the plan process so that it can inform and influence a plan as it evolves.

Strengths, Weaknesses, Opportunities and Threats

2.36 The conclusions from the evidence base and the outcome of public consultation have been used to produce the key issues, opportunities and challenges facing West Berkshire. These form the basis for the content of the Core Strategy and have been divided into strengths, weaknesses, opportunities and threats.

Strengths	Weaknesses
<ul style="list-style-type: none"> • The District's location in relation to major economic centres including Reading, Oxford, Swindon and Basingstoke, and its relative proximity to London. • The strategic road network with the M4 and A34 providing links in all directions north, south, east and west, and a major interchange in the centre of the District at Chieveley. • The rail network which provides strategic links to Reading, London and the south west, as well as important local connections. • The District's position in the buoyant ThamesValley sub-regional economy which is known for its clustering of world-class knowledge based companies. • A strong pool of labour available for businesses to draw upon resulting from being part of the Thames Valley economic sub-region. • A diverse and successful local economy, hosting many small and medium sized enterprises, as well as large multi-national companies. • The high quality rural landscape and character with 74% of the District lying within the North Wessex Downs Area of Outstanding Natural Beauty (AONB), providing the first area of substantive rural countryside west of London. • Attractive towns and villages, with their own identities. 	<ul style="list-style-type: none"> • Lack of a frequent bus service and limited local services in some rural areas can result in residents having limited accessibility. • Lack of accessibility in rural areas encourages use of the car. • Traffic congestion already exists in certain hotspots at peak times and this needs to be carefully managed. • Shortage of affordable housing across the District, leading to a high number of people on the housing waiting list. • A skills shortage in some sectors contributes to a deficiency of labour supply in some industries. • Lack of higher education provision in the District meaning students have to migrate out for higher education opportunities. • Some small pockets of deprivation relative to the rest of the District. • The quality of the gateways into Newbury fail to provide a strong sense of identity for the town. • Widespread risk of flooding within the District, arising not only from

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Strengths	Weaknesses
<ul style="list-style-type: none"> • The high quality of the District's heritage assets, including Newbury Battlefield and Donnington Castle. • The high quality of the District's biodiversity assets. • Distinctive quality of the built environment, allowing the District to retain its sense of remoteness in parts of the downlands. • An internationally renowned horse-racing centre in and around Lambourn. • The role of the Kennet and Avon Canal and other waterways, including the River Thames, as a focus for recreation and leisure, for tourism and economic development. • A good quality of life with a high satisfaction rate amongst residents. • Newbury provides a cultural centre for the District. 	<ul style="list-style-type: none"> • rivers but also from surface water and groundwater flooding. • A lack of identity in some recent housing developments.

Opportunities	Threats
<ul style="list-style-type: none"> • Implementing the Parkway development in Newbury to improve the retail offer and increase the attractiveness of the town to investors. • Taking forward the schemes within the Newbury Vision through regeneration which reflects and responds to the historic legacy whilst meeting the needs of residents and visitors. • Working in partnership to deliver the growth within the Core Strategy. • Being a member of the Thames Valley Berkshire Local Enterprise Partnership represents an opportunity for sharing knowledge throughout the sub-region. • Attracting inward investment through the co-location of businesses within the ThamesValley economic sub-region due to the District's comparatively cheaper rents and the focus on small and medium sized enterprises. • Improving the tourism offer across the District and promoting the largely cultural tourist base and attractions. • Improving the culture, leisure and retail offer within the District. • Regenerating the centre of Thatcham to provide higher quality shopping and facilities for residents and visitors. • Using the development in the District to deliver a high quality of design which responds positively to the local context. 	<ul style="list-style-type: none"> • The potential impact to the local economy as a result of the over-reliance on some key businesses. • Ageing population leading to pressure on some services, such as community care and health, plus the implications for the type of housing provision and employment. • West Berkshire and Reading are in the same housing market area but average house prices in Reading are cheaper so could draw young people away from the District. • The concentration of towns surrounding West Berkshire with strong economic growth agendas has the ability to attract business investment and labour away from the District. • Reading has a large retail and leisure offer and this currently draws spending away from West Berkshire. • Viability of parts of the rural areas and their ability to retain services and facilities. • A reliance on a subsidised public transport system is a threat to the accessibility of rural areas.

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Opportunities	Threats
<ul style="list-style-type: none"> • Improving sustainable transport links to Reading through joint working, particularly bus, cycle and pedestrian routes along the A4 corridor and the proposed new station at Green Park. • The potential for improving the management of Kennet Valley Meadows to provide an enhanced open space and biodiversity resource. • Recognising the District's biodiversity assets by more active management and by improving linkages and corridors between sites. • Enhancement of existing green infrastructure and ensuring appropriate provision of green infrastructure within new developments. • Utilising opportunities for delivering renewable energy schemes through the development of strategic sites. • Improving skill levels and educational attainment within the District will have knock on benefits for the local economy. • The potential for the co-location of facilities and services enabling shared sites and an increased provision. • Working in partnership across the boundaries of West Berkshire on issues of common interest making more efficient use of resources and knowledge. • Maintaining and enhancing the viability of rural service centres and service villages by recognising their role as centres for the surrounding areas. 	<ul style="list-style-type: none"> • High car dependency due to the rural nature of much of West Berkshire and an insufficient public transport service places a threat to the environment and on the level of accessibility to rural areas. • Possibility that housing delivery will not continue at a sufficient rate to meet the needs of the District across the Core Strategy period. • Delivering the levels of growth in the District in a sustainable way taking into account climate change and maintaining a high quality environment. • Managing increases in traffic from existing and new developments. • Inappropriate amount, type or timing of infrastructure delivery to accompany developments in order to ensure the District's growth targets.

2 Background and Challenges

Content of the Core Strategy

2.37 The Core Strategy contains the following:

- An overall vision which sets out how West Berkshire should evolve over the next 20 years.
- A set of strategic objectives which expand the vision and focus on the key issues to be addressed.
- A delivery strategy for achieving these objectives which sets out how much development is intended to happen, where, when and how.
- Strategic policies for delivering the development.
- An implementation and monitoring framework.

2.38 One of the principles of a Core Strategy is that it must set out clear spatial choices about the future location of development. This does not mean allocating sites to fulfil the entire housing allocation, but instead identifying those sites or broad locations for sites that are considered key to the achievement of the overall strategy. This is in order to provide certainty for the community, as well as for infrastructure providers and investors. It must also display enough flexibility to respond to changing circumstances across the timeframe of the Core Strategy.

2.39 The way forward on housing distribution is set out. This identifies a strategic site at Newbury (Newbury Racecourse), and a strategic site at Sandford Park to the south of Newbury. It is proposed that the development of Sandford Park continues after 2026 in order to give long term certainty about the long term direction of growth in the District and to introduce flexibility to the Core Strategy.

2.40 Within the eastern part of the District, a broad location for development is identified on the Key Diagram, taking in the Eastern Urban Area of Tilehurst, Calcot and Purley on Thames, as well as the rural service centre of Theale.

2.41 The sites and broad location included within the Core Strategy are considered to represent the most appropriate strategy when considered against the reasonable alternatives. These alternatives have been subject to appraisal of the environmental, social and economic effects through the Sustainability Appraisal⁽¹⁸⁾.

2.42 The Core Strategy will be followed by a Site Allocations and Delivery Development Plan Document (DPD). This will include details of any additional housing allocations, reviews of settlement and town centre boundaries, plus policies for development management.

Shaping West Berkshire - Vision and Objectives 3

Section 3 Shaping West Berkshire - Vision and Objectives

Spatial Vision

The vision is our description of how West Berkshire should look in 2026. The spatial vision for the Core Strategy has been developed around the vision and themes of the Sustainable Community Strategy and the analysis of the evidence base.

3.1 In 2026 and beyond, West Berkshire will be an economically prosperous area, with a strong and diverse employment base, and low unemployment. It will be home to both multi-national companies and a large number of small and medium enterprises and will continue to benefit from its strategic location in the Thames Valley with excellent transport links to London and the rest of the country.

3.2 The District will make the most of its built, natural and historic environment, through the conservation and enhancement of the North Wessex Downs Area of Outstanding Natural Beauty, other countryside areas, and the high quality design of built development. The biodiversity of the District will be enhanced, in particular through the conservation of several Biodiversity Opportunity Areas.

3.3 West Berkshire will continue to be a desirable place to live, with lively and attractive towns and picturesque and vibrant villages, surrounded by beautiful countryside. The population of the District will have increased, and this growth will have been largely accommodated in sustainable urban extensions and through the sensitive redevelopment of previously developed land. The infrastructure to support this growth will have been delivered and affordable housing to meet local needs provided in mixed communities united by a strong local identity. Crime will have reduced, and people will feel safe in their neighbourhoods and town centres.

3.4 People in the towns and villages will have a high quality of life with good access to education, jobs, services, shops and public transport, mostly within walking and cycling distance. The transport infrastructure will have been improved and there will be reduced congestion and better access to public transport throughout the District, with improved pedestrian routes and cycleways. People will lead healthy and active lifestyles benefiting from improved access to sporting facilities, high quality open spaces and the open countryside, while being supported by a good network of local health centres. The town centres of Newbury, Thatcham and Hungerford will be thriving retail and leisure destinations, reducing the need to travel to larger centres. Smaller centres will provide a range of shops and services catering for local needs in the suburban and rural areas.

3.5 Traditional industries which are strongly associated with the area such as agriculture and the racehorse industry, will continue to thrive, and the rural economy will be further strengthened through increased home-working and e-business opportunities.

3.6 West Berkshire will play a full role in reducing carbon emissions, through increased generation of renewable energy and the incorporation of community heat and power systems, energy efficient buildings and more sustainable patterns of development which enable more people to travel by public transport, cycle or on foot. The District will be much more resilient to the threat of flooding, through avoiding developing in areas of flood risk, increased green infrastructure, and better flood management and defences.

3.7 The District will be coping well with the challenges of an ageing population, partly by retaining larger numbers of younger people and families (through the provision of an appropriate range of housing in terms of size and tenure), who will help support the older communities but also through increased investment in accommodation for the elderly.

3 Shaping West Berkshire - Vision and Objectives

Strategic Objectives

3.8 The spatial vision leads to a set of objectives which have been prepared through consultation and which reflect the direction given by other plans and strategies in the District. The strategic objectives represent the key delivery outcomes that the Core Strategy should achieve. It is critical to the success of the Core Strategy that these objectives are realised.

1. Tackling Climate Change

To exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change.

2. Housing Growth

To deliver at least 10,500 homes across West Berkshire between 2006 – 2026. These homes will be delivered in an effective and timely manner, will maximise the use of suitable brownfield land and access to facilities and services and will be developed at densities which make the most efficient use of land whilst responding to the existing built environment.

3. Housing Needs

To secure provision of affordable and market housing to meet local needs in both urban and rural areas of the District. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs, and respond to the changing demographic profile of the District.

4. Economy

To provide for a range of sizes and types of employment land and premises in the right locations to respond to the forecast changes in economic activity, the location of new residential development and the specific needs of the rural economy, including the equestrian and horseracing industries.

5. Infrastructure Requirements

To ensure that infrastructure needs (including community services and facilities) arising from the growth in West Berkshire are provided in a timely and coordinated manner, which keeps pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.

6. Green Infrastructure

To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation.

7. Transport

To put in place a sustainable transport network which supports the growth in West Berkshire, links existing and new development, prioritises walking, cycling and public transport and provides a genuine choice of modes. Traffic management measures will minimise the impact of new development on the existing network.

Shaping West Berkshire - Vision and Objectives 3

8. Retail

To achieve growth in retail activity and consequent increase in the vitality and vibrancy of town centres in West Berkshire. To meet the range of shopping needs for residents and visitors largely through the completion of the Parkway development and through the regeneration of Thatcham town centre. To provide for local shopping need in town, district and local centres to serve the needs of existing and future residents.

9. Heritage

To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment in West Berkshire's towns, villages and countryside.

3.9 A table showing how the strategic objectives are linked with the Council Strategy and the themes of the Sustainable Community Strategy can be found in 'Appendix A: Strategic Objectives'. The table also shows which strategic objectives will be delivered by each policy of the Core Strategy.

4 The Spatial Strategy

Section 4 The Spatial Strategy

Introduction

The Spatial Strategy

4.1 The spatial strategy seeks to deliver the spatial vision and objectives for the District, and has been shaped through analysis of the evidence base, consultation, and the sustainability appraisal of options and policies. It provides a broad indication of the overall scale of development in the District, and the infrastructure needed to support it. The role of the strategy is to achieve an appropriate balance between protection of the District's environmental assets and improving the quality of life for all, ensuring that necessary change and development is sustainable in the interests of future generations. Policies in the Core Strategy seek to deliver the spatial strategy and provide the context for the preparation of other Local Plan Documents.

4.2 In considering the most appropriate spatial strategy and type of development for the District, the Council has based this on the outcome of several public consultations, and the results of the evidence base including the sustainability appraisal. Not all development can be accommodated within the District's urban areas, and this would not be the best approach to meeting housing needs across West Berkshire as a whole. However, urban development will be maximised, and in accordance with the outcomes of Options for Delivering Homes⁽¹⁹⁾ a combination of strategic urban extensions and smaller sites are identified either through the Core Strategy or within the Site Allocations and Delivery DPD. The spatial strategy builds on the existing settlement pattern, with a particular focus on Newbury as the District's administrative centre and on other sustainable urban areas. The aim is to maintain a network of sustainable communities, meeting the needs of communities while protecting and enhancing the environmental assets of the District.

4.3 The spatial strategy therefore reflects the existing and future role and function of settlements in West Berkshire. A hierarchy of settlements has been identified through the consultations on Options for Delivering Homes⁽²⁰⁾ and Options for Development in the Rural Areas⁽²¹⁾ with the majority of growth taking place in the urban areas at the highest level of the hierarchy. Rural service centres have also been identified which contain a range of facilities which can provide services to a wider area and where some development could potentially enhance or strengthen their role.

4.4 Most new development will take place in Newbury, Thatcham and in the settlements in the east of the District close to Reading. The existing urban areas are regarded as the most suitable locations for future development by virtue of their existing access to services and facilities, thereby providing the opportunity to reduce out-commuting and the need to travel. Development in Newbury and the smaller towns of the District is seen as contributing not only to their regeneration, through provision of additional services and facilities, but also to the rural areas they serve.

4.5 Adapting to and mitigating the effects of climate change are an integral part of the spatial strategy and cut across all policies. A key principle of the Core Strategy is that intensive trip generating development should be built in the most accessible locations. The co-location of employment, shopping, leisure, transport and other facilities means that people can carry out multiple activities in a single journey and there will be a boost to the local retail economy.

4.6 A high quality environment has a key role in delivering the spatial strategy. West Berkshire has an important cultural heritage and much of the District is designated as an Area of Outstanding Natural Beauty. This high quality environment is important for the quality of life of West Berkshire residents and has an important role in attracting visitors and investment. Green infrastructure, such

19 [Options for Delivering Homes Paper November 2007](#) available to view at www.westberks.gov.uk

20 [Options for Delivering Homes Paper November 2007](#) available to view at www.westberks.gov.uk

21 [Options for Development in the Rural Areas](#) available to view at www.westberks.gov.uk

The Spatial Strategy 4

as open space, biodiversity, geodiversity and other semi-natural features will be protected and enhanced, including networks of green wildlife corridors and spaces. Green infrastructure has an important role in our adaptation to climate change and contributing to carbon neutral development.

Delivering the Spatial Strategy

4.7 To implement the Spatial Strategy, a delivery strategy is set out which divides the District into four main geographical areas and sets out a vision and an Area Delivery Plan Policy for each. These reflect the distinct characteristics of the different parts of West Berkshire, using the District's settlement hierarchy as the focus for development within these areas:

- Newbury and Thatcham, with separate delivery plan policies for Newbury and Thatcham.
- The Eastern Area, which includes the Eastern Urban Area (Tilehurst, Calcot and Purley on Thames) and the Rural Service Centre of Theale.
- The North Wessex Downs AONB which includes the Rural Service Centres of Hungerford, Lambourn and Pangbourne.
- The East Kennet Valley, including the Rural Service Centres of Burghfield Common and Mortimer.

4.8 A vision for each area sets the scene for how it is expected to change and evolve over the Core Strategy period. This vision is followed by a set of bullet points which show how the vision will be implemented and how the level of growth for each area will be delivered, with detailed proposals coming forward through the Site Allocations and Delivery DPD and through the development management process.

Spatial Strategy

Area Delivery Plan Policy 1

Spatial Strategy

Development in West Berkshire will follow the existing settlement pattern and comply with the spatial strategy set out in the Area Delivery Plan policies of this document based on the four spatial areas. Provision will be made for the delivery of at least 10,500 net additional dwellings and associated infrastructure over the period 2006 to 2026.

Most development will be within or adjacent to the settlements included in the settlement hierarchy set out below, and related to the transport accessibility of the settlements (especially by public transport, cycling and walking) their level of services and the availability of suitable sites for development. The majority of development will take place on previously developed land.

West Berkshire's main urban areas will be the focus for most development. The most intensively used developments, intensive employment generating uses, such as B1(a) offices, and intensive trip generating uses, such as major mixed use, retail or leisure uses, will be located in those town centre areas where the extent and capacity of supporting infrastructure, services and facilities is the greatest. High densities of development may be appropriate in these locations. Such development will have to be comprehensively planned in order to deliver maximum social, environmental and economic benefits to the wider community.

The scale and density of development will be related to the site's current or proposed accessibility, character and surroundings. Significant intensification of residential, employment generating and other intensive uses will be avoided within areas which lack sufficient supporting infrastructure, facilities or services or where opportunities to access them by public transport, cycling and walking are limited.

4 The Spatial Strategy

District Settlement Hierarchy

Urban Areas	Wide range of services and the focus for the majority of development	Newbury, Thatcham, Eastern Urban Area (Tilehurst, Calcot and Purley on Thames)
Rural Service Centres	Range of services and reasonable public transport provision - opportunities to strengthen role in meeting requirements of surrounding communities	Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne, Theale
Service Villages	More limited range of services and some limited development potential	Aldermaston, Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury, Woolhampton

Below the settlement hierarchy there are two additional types of area where there will be more limited development, including affordable housing for local needs:

- smaller villages with settlement boundaries - suitable only for limited infill development subject to the character and form of the settlement,
- open countryside - only appropriate limited development in the countryside will be allowed, focused on addressing identified needs and maintaining a strong rural economy.

4.9 The Core Strategy Vision aims to build upon the existing settlement pattern and direct most development to those urban areas which have the infrastructure and facilities to support sustainable growth. The main focus for housing growth will therefore be Newbury, Thatcham and the east of the District. Within the Newbury and Thatcham urban areas, two strategic urban extensions are proposed: the first to be developed will be the site at Newbury Racecourse to the east of Newbury which gained planning consent in April 2010, for up to 1,500 dwellings, partly on land within the existing settlement boundary, and the second will be a greenfield site at Sandleford, to the south of Newbury where up to 2,000 homes could be developed, with delivery commencing in the second half of the plan period and extending beyond 2026. The allocation of this strategic site introduces some flexibility into the housing delivery with the opportunity to amend the phasing to respond to changing circumstances. Additional non-strategic scale sites in Newbury and Thatcham will be allocated in the Site Allocations and Delivery DPD based on the evidence base in the SHLAA.

4.10 In the Eastern Area there are significant constraints to development, including floodplain and the adjoining AONB. A broad location has been defined within this spatial area, encompassing the urban area, Theale and intervening land. Sites will be allocated within this broad location, informed by the SHLAA and any more up to date evidence about the suitability and deliverability of sites.

4.11 In the rural areas of the North Wessex Downs AONB and the East Kennet Valley, the distribution of housing reflects the District wide settlement hierarchy, which takes account of the function and sustainability of settlements and is set out in Policy ADPP1. The proposed housing distribution reflects recent completions and existing residential commitments as well as the constraints and opportunities for development in the rural settlements. Within the AONB, housing is focused on meeting identified local needs in accordance with Government policy. The result of this is that although 74% of West Berkshire lies within the North Wessex Downs AONB, and 29% of the District's population live in the AONB; only 19% of the housing has been allocated to this area. Within the AONB, the conservation

The Spatial Strategy 4

and enhancement of the natural beauty of the protected landscape will be the primary consideration in any allocation of sites to be made through the Site Allocations and Delivery DPD or any subsequent document. Landscape sensitivity analysis has been carried out to inform this process.

4.12 Development within the East Kennet Valley will take into account the presence of AWE Aldermaston and Burghfield, as set out in Policy CS8.

4.13 The number of dwellings proposed in the different spatial areas forms a basis for the allocation of sites in the Site Allocations and Delivery DPD. Within the four spatial areas, the focus of development will follow the settlement hierarchy.

4.14 The rural service centres provide the role of a focal point for the surrounding villages and rural areas in terms of the provision of services and facilities and will accommodate some additional housing. The level of development in the individual settlements will vary depending on the character and function of the settlement and on assessment of the potential sites available for housing.

4.15 Villages identified in the District settlement hierarchy as service villages will accommodate more limited development: these villages would benefit from small-scale development, appropriate to the character and function of the village, in order to meet local needs, including residential infill or minor development adjacent to the settlement, which will be allocated in the Site Allocations and Delivery DPD.

4.16 The characteristics of the individual rural service centres and service villages vary, reflective of the diverse nature of West Berkshire. They are not intended to have the same amount of growth as each other; instead, the level of growth will depend on the role and function that they perform for the surrounding spatial area, and will be related to their size, range of facilities and services as well as the availability of suitable development opportunities. This is set out in more detail in the Area Delivery Plan policies.

4.17 Settlements below the service village level in the hierarchy would deliver additional housing but this would be limited to infill or minor development where a settlement boundary has been defined, and to rural exception schemes for affordable housing to meet local needs. Some limited development is important for the long-term sustainability of rural communities. As no allocations are proposed for villages that are not listed in the settlement hierarchy, infill and rural exceptions sites in these settlements would be additional sources of housing supply which would introduce a further element of flexibility to help meet the development objectives of the strategy. Outside these settlements, in the countryside, a more restrictive approach to development will be taken. Specific exceptions to this approach could include barn conversions and agricultural workers dwellings to support the rural economy. Any development within the North Wessex Downs AONB will be more restrictive than in the general countryside, reflecting the national designation of the landscape.

4.18 It is anticipated that part of the housing supply throughout the rural areas of the District will be affordable homes to meet local identified needs, which may come forward as rural exception sites rather than through site allocations.

4 The Spatial Strategy

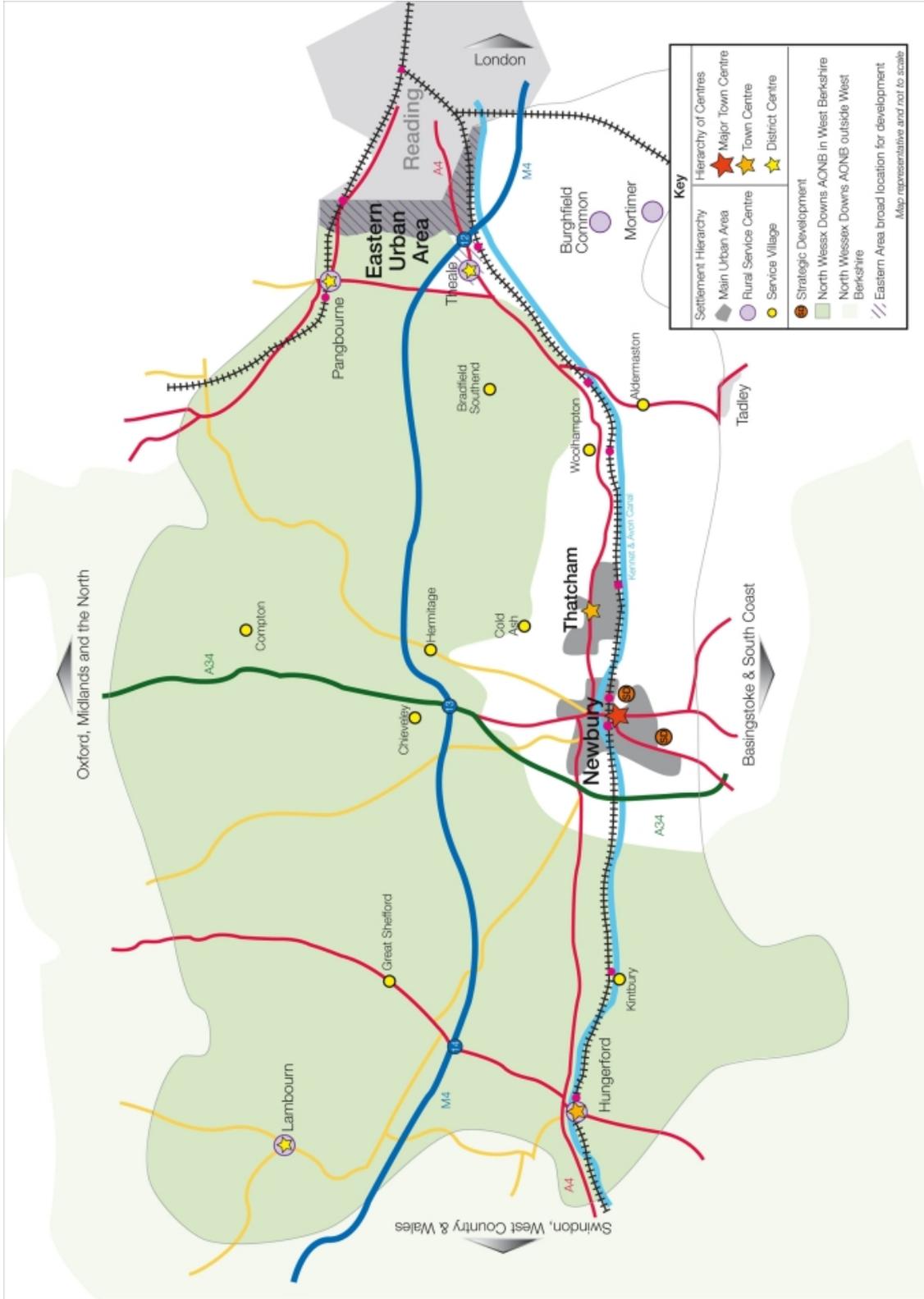
Delivery and Monitoring

This policy will be delivered through development management decisions, supported by the Site Allocations and Delivery Development Plan Document.

The following indicators will be used by the Council to assess the effectiveness of the policy:

- The percentage of all new development completed on previously developed land.
- The percentage of all new development completed within and adjacent to the settlements within the District Settlement Hierarchy.

Figure 1 West Berkshire Core Strategy Key Diagram



4 The Spatial Strategy

Newbury and Thatcham

4.19 Newbury and Thatcham are distinct towns with their own character but are geographically close and functionally related. Both towns have significant employment provision and Newbury provides many of the major services, including retail and leisure facilities. There is significant movement between the two towns, and so transport linkages, by rail and road are vital. The Core Strategy recognises the separate identities of the towns and seeks to build on those, enhancing the character of the towns and maintaining the physical separation between them while improving linkages, particularly for non-car modes of transport.

Newbury - The Vision

4.20 Newbury will retain its traditional market town heritage whilst undergoing infrastructure improvements and development and renewal of commercial uses and housing, to create a vibrant 21st century centre.

4.21 Newbury will continue to fulfil its key role as the administrative centre and major town centre for the District, with a wide range of retail, employment, leisure and community services and facilities. It will be the main focus for housing growth over the period with new housing development well integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure, as outlined in the Infrastructure Delivery Plan (IDP).⁽²²⁾

4.22 Newbury's accessibility in terms of access to rail and to the strategic road network will mean that it remains a key focus for business investment and development. Additional employment opportunities will reduce the need for out-commuting and provide job opportunities for existing and new residents.

4.23 Newbury will build on its existing strengths and historic legacy to reinforce its distinct identity and differentiate its shopping centre from other town centres in the region. The Newbury 2025 Vision⁽²³⁾ will continue to be implemented, with its emphasis on enhancing the different 'Quarters' of the town centre. A great deal has already been achieved with the opening of the new cinema and the Parkway development which will increase the attraction of Newbury town centre for local residents and visitors.

4.24 Tourism will play a bigger part in the town's economy. Improvements to the racecourse and the extended recreational role of the Kennet and Avon Canal, combined with the regeneration of the town centre and the established arts and cultural attractions, will raise the town's profile and help increase the vitality and vibrancy of the town centre.

4.25 Open spaces will be better linked to improve access for pedestrians and cyclists within the town and to improve public access to countryside on the fringes of town which will continue to form an important recreational resource.

22 [Infrastructure Delivery Plan](http://www.westberks.gov.uk) available to view at www.westberks.gov.uk

23 [Newbury 2025 - A Vision for Newbury Town Centre](http://www.westberks.gov.uk) available to view at www.westberks.gov.uk

Area Delivery Plan Policy 2

Newbury

Housing

- Newbury will accommodate approximately 5,400 new homes over the Core Strategy plan period, contributing to its role and function as the largest urban area in West Berkshire. There is significant development potential on previously developed land, particularly in the town centre and periphery. Urban extensions to the town to the east, on land at Newbury Racecourse and, later in the plan period, to the south at Sandleford, will provide new residential neighbourhoods with supporting facilities and green infrastructure, will be well designed and built to high environmental standards and integrated with the rest of the town through public transport and pedestrian/cycle links. Other development will come forward through the implementation of existing commitments together with infill development and the allocation of smaller extensions to the urban area in the Site Allocations and Delivery DPD. A number of sites which have future potential for development have been identified in the Strategic Housing Land Availability Assessment (SHLAA).⁽²⁴⁾

Town Centre

- The Parkway development provides 28,400 square metres of new retail floorspace in the town centre. This will meet the demand for retail provision during the Core Strategy period identified through the Retail Study 2010⁽²⁵⁾ and was opened in October 2011.
- The town centre commercial boundary and primary shopping frontage will be reviewed in the Site Allocations and Delivery DPD.
- Regeneration of the Faraday Road area immediately to the east of the town centre for mixed use and office developments will create additional jobs and improve the environment of this part of the town. Permission has been granted for an office building of over 7,000 sq.m, a restaurant and hotel.
- New office developments and changes of use/redevelopment of existing offices will be guided by Policy CS 9.
- Improvements to Victoria Park, together with improved linkages through to Northbrook Street, will enhance this important open space in the town centre.
- The Wharf area will be enhanced and developed as an extension to the cultural quarter of the Market Place, providing important new open space and potentially a canal basin, and becoming a focus for cultural activities and outdoor events.
- The Market Place will continue to be developed as a high quality café and leisure quarter in addition to its role as the location for the twice weekly market and the Farmers' Market.
- The Market Street area will be developed as an 'urban village', a mixed use, but predominantly residential area, with greatly improved pedestrian links from the railway station to the town centre.
- The landscape and recreational role of the Kennet and Avon Canal, which makes a positive contribution to the character and heritage of the town centre, will be strengthened. The canal towpath will be improved in partnership with British Waterways to enhance the quality of the route for walking and cycling and to promote it as a sustainable link both eastwards and westwards from Newbury town centre.

24 [Strategic Housing Land Availability Assessment](#) available to view at www.westberks.gov.uk

25 [Retail Study Update 2010](#) available to view at www.westberks.gov.uk

4 The Spatial Strategy

Employment

- Newbury will be the main focus for business development over the plan period. Protected Employment Areas, especially those in more accessible locations, will play a vital role in meeting the existing and future economic demands of the District. The role, function and boundaries of these Protected Employment Areas will be reviewed through the Site Allocations and Delivery DPD.
- Business development within other existing employment areas, including New Greenham Park and the Vodafone HQ site at The Connection will be supported to ensure the vitality of the District's economy is maintained.

Accessibility

- Demand for travel will be managed, and accessibility to sustainable transport opportunities increased through improving choice in transport modes, for example through enhancing the bus services in the Newbury area and ensuring their routing is effective. Rail travel will be actively encouraged and facilitated through improvements to Newbury rail station and Newbury Racecourse rail station in partnership with First Great Western.
- A range of transport measures, to minimise congestion, improve safety and enhance connectivity will be implemented. These will be informed by the Local Transport Plan and will include measures to reduce the need to travel and encourage a shift to more sustainable modes.
- The impact on the Air Quality Management Area will be taken into account when developing transport solutions for the A339 and surrounding areas.
- Existing highway infrastructure will be improved to manage flows along the A339 and A4 corridors in particular. This will be achieved through upgrading junctions to improve turning movements, adjusting land arrangements to add capacity and enhancing the management of traffic signals.
- Opportunities for increasing capacity on the network through planning for additional infrastructure will be investigated and delivered where possible and where this can be balanced with other considerations within the Core Strategy.

Environment

- Development will respect the historic environment of the town. Conservation Area Appraisals will be undertaken for Newbury Town Centre Conservation Area and for other conservation areas within the town.
- Opportunities will be taken to enhance the townscape. A number of buildings which are regarded as "eyesores" may provide redevelopment opportunities.
- The appearance of key gateways to the town will be improved providing an enhanced identity for the town.
- Improvements to pedestrian and cycle links to surrounding countryside will be implemented when opportunities arise.
- Opportunities will be taken to reduce flood risk, particularly in the town centre through flood alleviation schemes and redevelopment.

Community Infrastructure and Services

- Community infrastructure will be provided to meet the growth in population. New school buildings at St. Bartholomew's School were completed in 2010. Additional school provision in the south of Newbury will be provided to meet the requirements arising from urban

The Spatial Strategy 4

extensions to the town, and capacity issues elsewhere in the town's schools will be addressed. Infrastructure requirements are set out in the Infrastructure Delivery Plan⁽²⁶⁾.

- Existing community facilities will be protected and, where appropriate, enhanced. These include leisure and cultural facilities, which contribute to the attraction of the town for both residents and visitors.

Thatcham - The Vision

4.26 Thatcham town centre will be a focus for regeneration, enabling the town to fulfil its role within the District's Hierarchy of Centres⁽²⁷⁾ by improving the retail offer and enhancing the streetscape. The provision of leisure and community facilities for all ages will be improved and encouraged within the town centre. With the development of the new town centre, reflecting the historic heritage and responding to the needs of local people, Thatcham will become more self-contained providing a range of job opportunities and encouraging residents to shop and socialise locally.

4.27 Thatcham will be an accessible location, with improved access by public transport, walking and cycling and local traffic improvements increasing access and linkages to the town for residents and for visitors. Flood risk throughout Thatcham will be reduced and managed through surface water management schemes⁽²⁸⁾ and sensitive development.

4.28 The countryside and green infrastructure surrounding Thatcham, such as the Kennet Valley, the Nature Discovery Centre and the Living Landscape to the south, will be positively and proactively managed as assets for biodiversity. This will enhance health and well-being by creating more opportunities for residents and visitors to access and enjoy the high quality environment of the area.

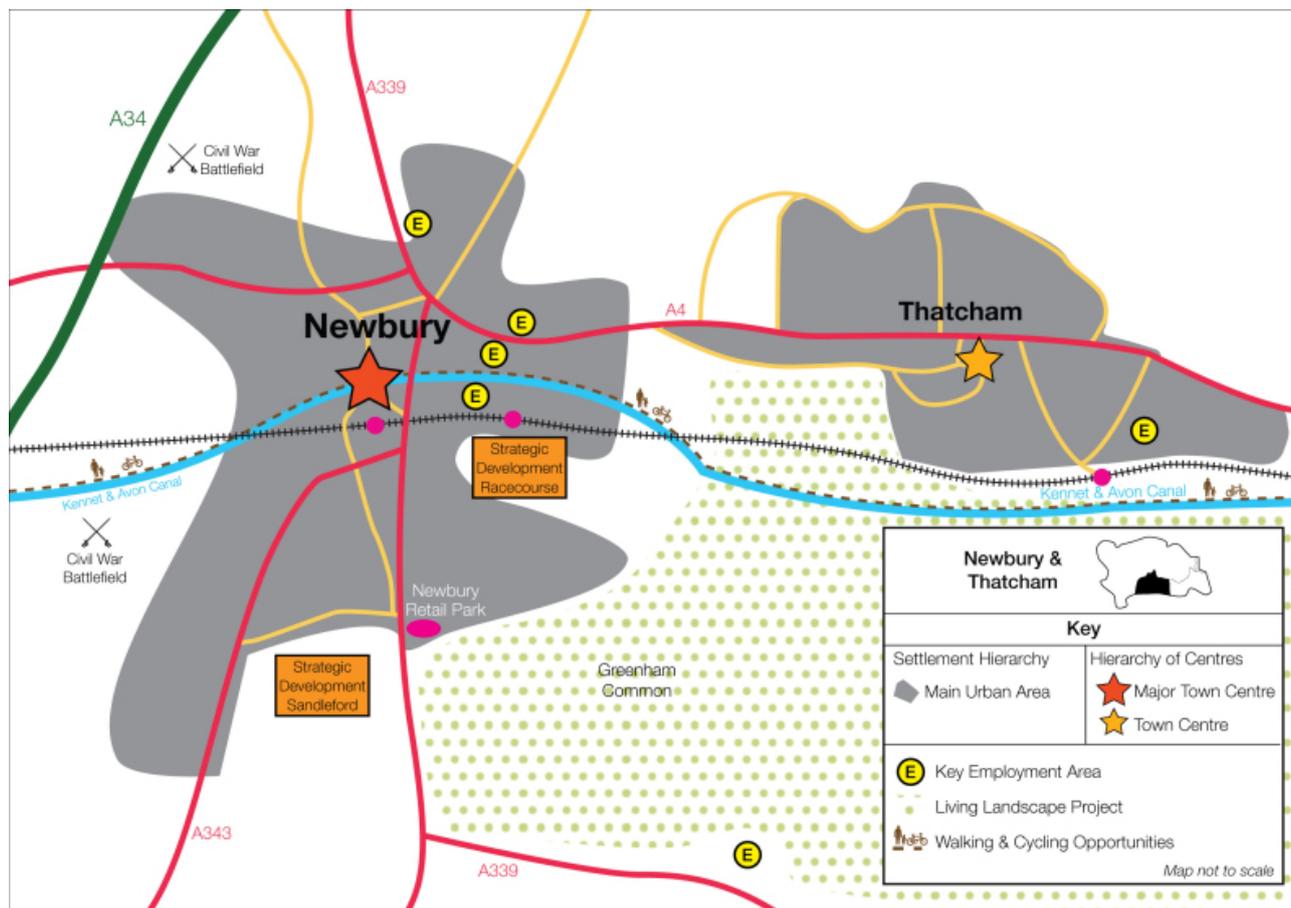
26 [Infrastructure Delivery Plan](#) available to view on the Council's website

27 [Policy CS 11 'Hierarchy of Centres'](#)

28 [Thatcham Surface Water Management Plan](#), WSP on behalf of West Berkshire Council, 2010 available at www.westberks.gov.uk

4 The Spatial Strategy

Figure 2 Newbury and Thatcham



Area Delivery Plan Policy 3

Thatcham

Housing

- Thatcham will accommodate approximately 900 homes of the total allocation for the District over the Core Strategy period in line with its role within the District Settlement Hierarchy. The majority of this planned growth, approximately two thirds, has already been committed or completed, for example through the Kennet Heath site to the south of the town. The rest will be delivered through the Site Allocations and Delivery DPD and will include greenfield sites adjoining the settlement, with schemes contributing to the creation of mixed and inclusive communities and helping to address local housing need. A number of sites which have future development potential have been identified in the Strategic Housing Land Availability Assessment (SHLAA).⁽²⁹⁾
- Opportunities will be taken to maintain and enhance the identity of Thatcham, separate to that of Newbury and the surrounding rural settlements.

Town Centre

- Thatcham's services and facilities will be improved allowing the town to fulfil its role within the District Settlement Hierarchy and the Hierarchy of Centres, serving the local population, not only within Thatcham, but also the surrounding rural areas.

The Spatial Strategy 4

- The town centre will be regenerated with the redevelopment of the Kingsland Centre driving this improvement, providing an attractive shopping environment and enhanced retail offer. This redevelopment is proposed to deliver approximately 17,200 sq.m of new floorspace in a mix of uses including, among others, retail, residential, office and community space.
- The town centre commercial boundary and primary shopping frontage will be reviewed through the Site Allocations and Delivery DPD.

Employment

- Thatcham will continue to support local employment through the designated Protected Employment Areas at Colthrop and Green Lane, which will continue to sustain a strong employment base. The role, function and boundaries of these sites will be reviewed through the Site Allocations and Delivery DPD.
- Thatcham town centre will accommodate small scale office development in keeping with the scale and character of the existing centre.

Accessibility

- Drawing on the conclusions from the Thatcham Town Centre Design Appraisal,⁽³⁰⁾ Thatcham will have recognisable gateways and better signage, improving connectivity and giving the town a stronger identity as a distinct and thriving settlement.
- The streetscape and public realm throughout the town will be improved, along with upgrades to the A4/Bath Road corridor, all of which are vital to enhancing Thatcham's image.
- Opportunities will be maximised to provide better connections and maximise accessibility linkages between the town centre and Thatcham railway station.
- The new shuttle bus service between Thatcham and Newbury will improve accessibility between the two towns.

Environment

- The risk of flooding within the area will be reduced and managed through the implementation of schemes within the Thatcham Surface Water Management Plan⁽³¹⁾ and in accordance with Policy CS16.
- Through new development opportunities will be actively sought to create a connected and multi-functional green infrastructure network, which links with the town centre and surrounding countryside.
- The Nature Discovery Centre will be positively managed by the Council to ensure it continues to act as a vital educational and recreational resource for the area, as well as attracting tourism.
- The landscape and recreational role of the Kennet and Avon Canal will be strengthened in conjunction with British Waterways, with improvements to the towpath between Newbury and Thatcham as set out within the Infrastructure Delivery Plan (IDP)⁽³²⁾ playing a key part over the plan period. The canal will continue to contribute positively to the character of Thatcham and the surrounding area.
- The Council will continue to implement strategic biodiversity enhancements in conjunction with Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), within the area covered by the Living Landscape project⁽³³⁾.
- Development will respect the historic environment of the town. A Conservation Area Appraisal will be undertaken for Thatcham Conservation Area.

30 [Thatcham Town Centre Design Appraisal](#), Turley Associates on behalf of West Berkshire Council, 2009 available at www.westberks.gov.uk

31 [Thatcham Surface Water Management Plan](#) WSP on behalf of West Berkshire Council, 2010 available at www.westberks.gov.uk

32 [Infrastructure Delivery Plan](#) available to view at www.westberks.gov.uk

33 [Living Landscape Project](#), at www.westberks.gov.uk and www.bbowl.org.uk

4 The Spatial Strategy

Community Infrastructure and Services

- The range of leisure facilities within Thatcham will be expanded, utilising those at the existing Newbury Leisure Park on Lower Way, and optimising opportunities for leisure within the town centre through any future regeneration projects.
- Opportunities to implement schemes set out within the Thatcham Vision⁽³⁴⁾ will be taken, for example schemes relating to sustainable travel, or maintaining the historic character of the town centre.

Delivery and Monitoring

The strategy for Newbury and Thatcham will be delivered by implementation of the projects in the Newbury Vision 2025 and the Thatcham Vision and through the range of core policies identified in Section 5 'Core Policies'

Infrastructure requirements are set out in the Infrastructure Delivery Plan.

Monitoring will be through a range of indicators which are outlined in Section 6 'Monitoring Framework'.

Eastern Area

4.29 The Eastern Area is made up of the Eastern Urban Area consisting of Purley on Thames, Tilehurst and Calcot plus the rural service centre of Theale.

Eastern Area - The Vision

4.30 The individual identities of Purley on Thames, Tilehurst and Calcot will be maintained and enhanced, as will the quality of the built environments. This area will have a close functional relationship with the Reading area and will benefit from the facilities and services that Reading offers.

4.31 Transport infrastructure will be enhanced to tackle issues of car dependency and congestion. Capacity on the road network will be increased through traffic management measures and upgrades to key routes. Public transport services will be improved through working with Reading Borough Council to increase accessibility to employment and services in Reading. Walking and cycling routes will be improved and more people will use these modes of travel. Additionally, traffic calming measures will improve the quality of the local environment.

4.32 Local centres will serve the needs of the communities of Calcot, Tilehurst and Purley on Thames. The area's retail offer will be improved and scope for improving the provision and enhancing the quality of the environment at the Pincents Lane Retail Park will be explored. Young people will have access to improved facilities and the community will benefit from better local sports provision. Education provision will be enhanced in the Tilehurst area. Regeneration opportunities and enhancement schemes such as at Underwood Road in Calcot will be completed.

4.33 The high quality landscape and environmental assets in this part of West Berkshire, which includes the Thames National Path and the adjoining North Wessex Downs AONB will be protected and enhanced as a resource for the local population and for green tourism. As part of the Kennet

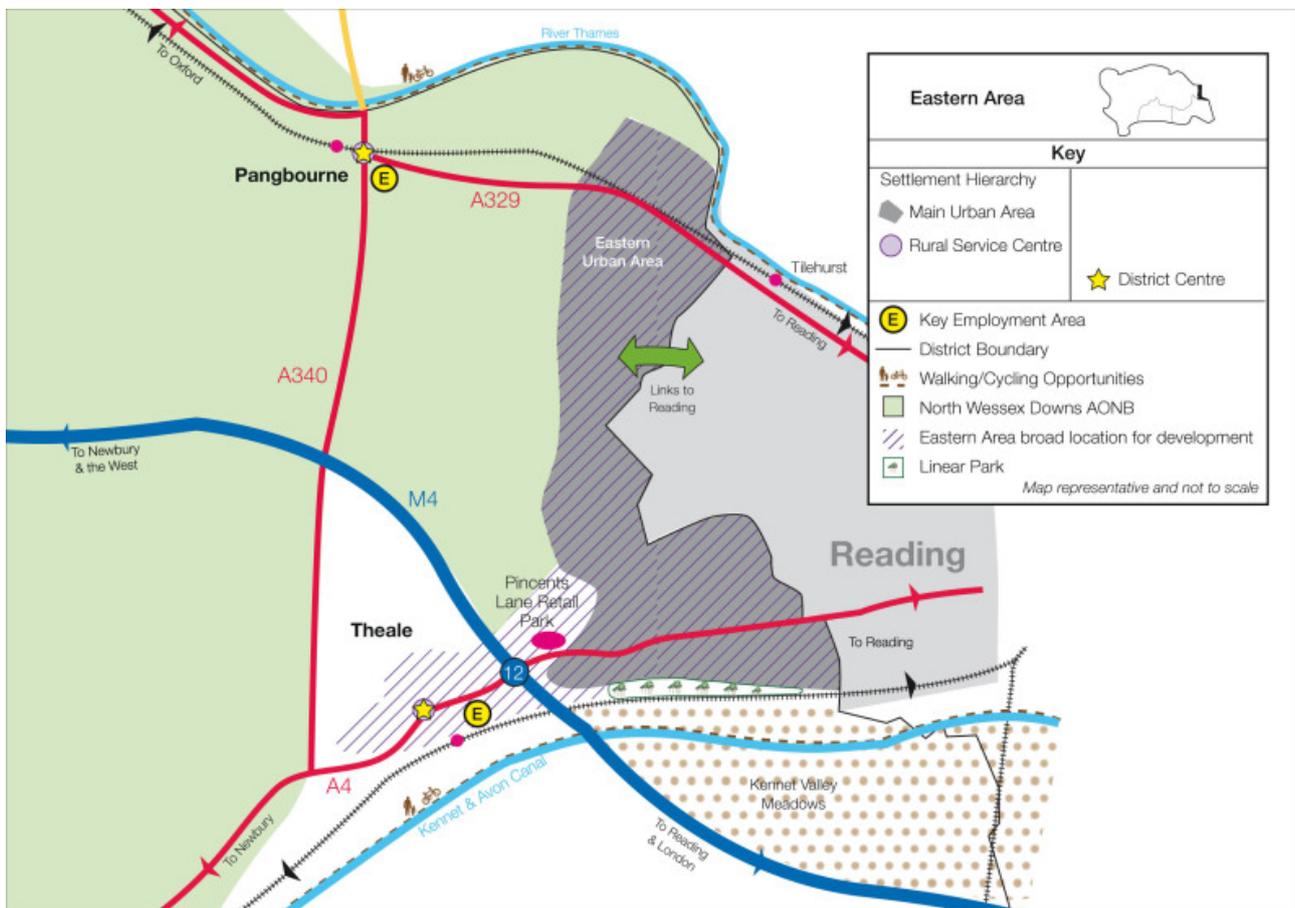
The Spatial Strategy 4

Valley East Biodiversity Opportunity Area (BOA) the Kennet Valley Meadows to the south of Calcot will be enhanced through better management and will provide a higher quality resource for the local community.

4.34 Whilst Pangbourne lies within the North Wessex Downs AONB, it maintains strong functional linkages with the eastern area. There are therefore references to these linkages within this policy.

4.35 Theale will remain a vibrant village which maintains a distinct identity and sense of community. The Lakeside development has planning permission to provide 350 homes in a range of different sizes and types, which would become a well integrated part of the Theale community. If this development goes ahead, Theale would need to undergo a period of consolidation to provide an opportunity for facilities and services to be upgraded. The wide range of shops and businesses in the High Street will be maintained and enhanced. Important countryside assets such as Hosehill Local Nature Reserve will be managed and enhanced as an important resource for recreation and leisure during this period. Linkages between the town and railway station will be improved.

Figure 3 Eastern Area



4 The Spatial Strategy

Area Delivery Plan Policy 4

Eastern Area

Housing

- The Eastern Area of West Berkshire will accommodate approximately 1400 new homes during the plan period, in order to support the growth of the Reading area and to sustain services in the rural service centre of Theale. Further development will take place through the implementation of existing commitments, infill development, and sites allocated through the Site Allocations and Delivery DPD. A broad location has been identified on the Key and Area Diagrams which covers the Eastern Urban Area, Theale and the intervening land within which to find sites for the housing required. A number of sites which have future potential for development have been identified in the Strategic Housing Land Availability Assessment (SHLAA).⁽³⁵⁾

Transport

- Cycle and pedestrian accessibility between Theale and Calcot will be enhanced by the construction of a new bridge over the M4 in partnership with the Highways Agency.
- Better cycle provision between Pangbourne and Tilehurst, through Purley on Thames; as well as safe and attractive cycle links between Pangbourne and Theale will be delivered in accordance with the Transport Vision⁽³⁶⁾.
- Facilities at Theale railway station will be improved in partnership with First Great Western; including additional parking where possible, and greater accessibility to facilitate interchange between modes.
- Existing and new businesses, particularly around junction 12 of the M4 at Pincents Lane Retail Park and Arlington Business Park will engage with the Council in travel planning.
- Highways infrastructure will be upgraded to reduce congestion along the A4 corridor, including improvements to the Langley Hill / A4 junction and potentially dualling the A4 from Langley Hill to the M4. Upgrades are identified and prioritised in the Infrastructure Delivery Plan with details of any critical infrastructure set out in Appendix D.

Retail Centres

- The retail park at Pincents Lane will be retained and enhanced as an important retail centre for the residents of Calcot, Tilehurst and Theale.
- The retail and service offer in the district centre of Theale will be protected and enhanced. The district centre boundary and its primary shopping frontage will be reviewed in the Site Allocations and Delivery DPD.
- Local centres will be identified through the Site Allocations and Delivery DPD.

Employment

- Theale town centre will accommodate small scale office development, whilst Arlington Business Park, Station Road and adjacent estates which comprise of a mix of high quality office and distribution floorspace, will continue to provide sustainable employment opportunities for local residents.
- The role, function and boundaries of the Protected Employment Areas of Arlington Business Park, Station Road and adjacent estates will be reviewed through the Site Allocations and Delivery DPD.

35 [Strategic Housing Land Availability Assessment](#) available to view at www.westberks.gov.uk

36 The Transport Vision is part of the [Local Transport Plan](#) available to view at www.westberks.gov.uk/ltp

Community Infrastructure and Services

- Educational facilities will be improved through the refurbishment of Denefield and Brookfields Schools, and expansion of Theale Primary School. The need for any other educational facilities will be assessed using a formulaic approach.

Environment

- As part of a Biodiversity Opportunity Area, a strategic approach will be taken towards the Kennet Valley Meadows to ensure that the habitat continues to be able to support a diverse range of species and that the area's recreational function is maximised. Cross boundary work with Reading Borough Council on the management of this area will continue.
- Access to opportunities for leisure and tourism on the Thames National Path, the Kennet and Avon Canal and in the North Wessex Downs AONB will be improved through signposting and communication methods. They will be an important resource for both local residents and for visitors to the area.
- Conservation Area Appraisal will be undertaken for Theale Conservation Area in accordance with the Council's programme.

Delivery and Monitoring

The strategy for the Eastern Area will be delivered through the range of core policies identified in Section 5 'Core Policies'.

Monitoring will be through a range of indicators which are outlined in Section 6 'Monitoring Framework'.

4 The Spatial Strategy

North Wessex Downs AONB

4.36 The North Wessex Downs AONB includes the rural service centres of Hungerford, Lambourn and Pangbourne, together with the service villages of Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage and Kintbury.

North Wessex Downs Area of Outstanding Natural Beauty - The Vision

4.37 The North Wessex Downs Area of Outstanding Natural Beauty (AONB) will be a place where the landscape is managed to conserve and enhance its natural beauty in accordance with its national designation. With its legacy of historical associations and richness in historic sites and features the area will be a focus for conservation with low impact leisure and green tourism activities which help to sustain vibrant and balanced rural communities. As a primarily agricultural landscape the traditional land based and rural economy of the area, such as agriculture and the racehorse industry, will continue to thrive and support the social and economic needs of the communities of which they are a part.

4.38 The North Wessex Downs AONB covers 74% of West Berkshire and makes a significant contribution to the uniqueness of the District. The settlement pattern will be maintained as both distinctive and ancient with a small and dispersed population within villages and small towns that have a strong sense of identity. The AONB will have appropriate sustainable growth throughout the plan period to support the local communities and rural economy.

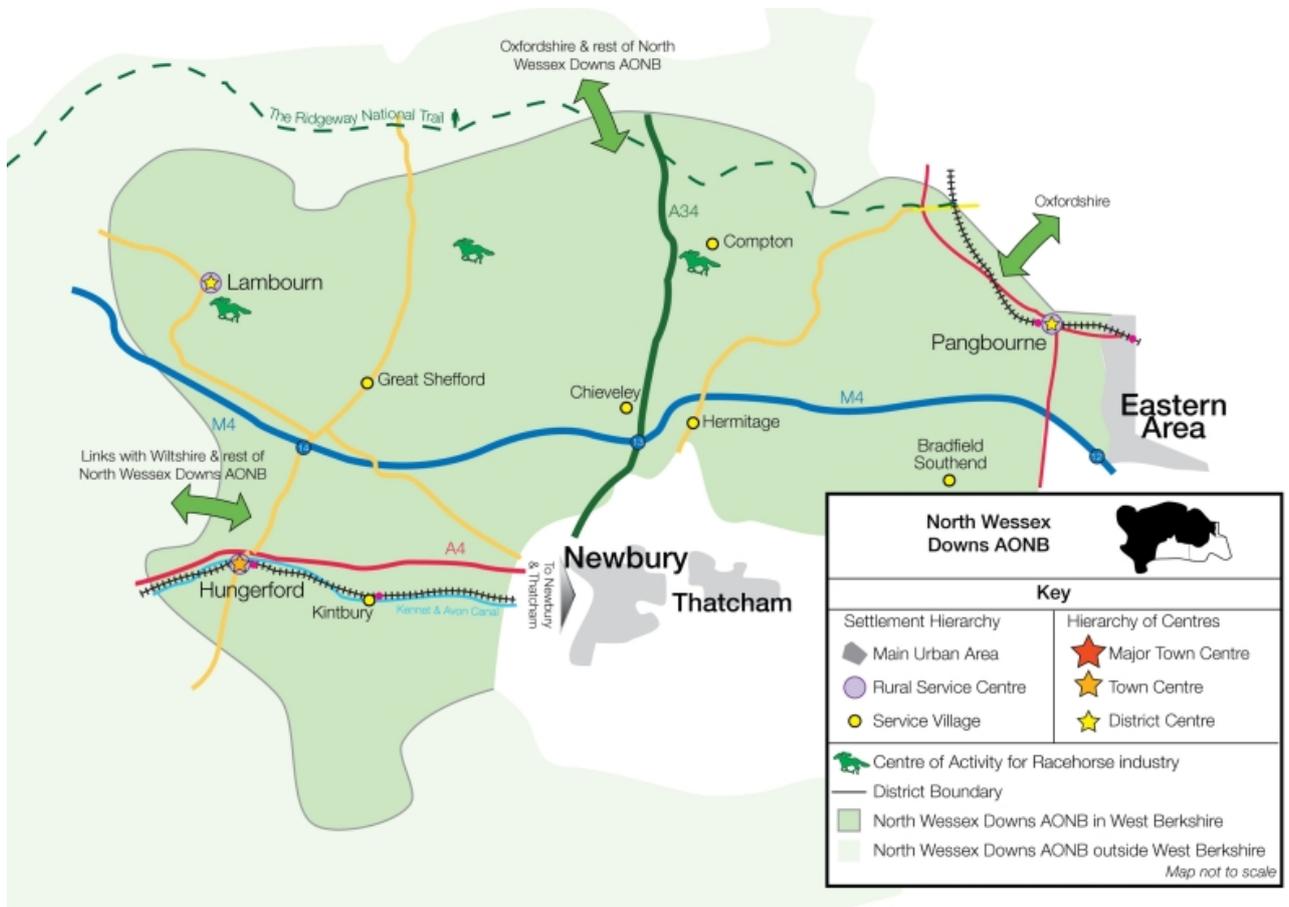
4.39 As a rural service centre Hungerford will prosper as a self-sufficient, historic medieval market town, serving the needs of its residents and the surrounding rural areas. The town will have an enhanced role as a tourist destination within the AONB based on its wealth of independent stores, local produce and stronger retail offer, markets and festivals/events and also as a base to explore the surrounding countryside. Some housing and employment development will take place and this will respect the historic form of the built environment within the AONB. The Commons, River Kennet and the Kennet and Avon Canal will be protected and enhanced as important areas of recreation and nature conservation recognising their contributions to the economy and environment.

4.40 Lambourn will be a busy working village that serves as the heart of one of the most important areas for horseracing in the country. As a key service centre for the surrounding rural area it will continue to provide a range of employment, shops and facilities for the local community whilst being well connected via public transport to Swindon and Newbury. A modest level of housing growth will have maintained the viability of services and contributed towards the housing needs of the local people and the local economy whilst respecting the historic built environment and unique character associated with the horseracing industry.

4.41 Pangbourne will remain an accessible thriving village community in an attractive and accessible setting within the AONB and will serve as a rural service centre for the surrounding villages. Small scale extensions in keeping with the existing character and pattern of development and in line with Pangbourne's role as a rural service centre will help address issues of local housing need and provide opportunities for local people to buy a home in the village. The thriving district centre will continue to provide a good range of retail and leisure facilities, in the form of shops, pubs and restaurants. The diverse range of retail and leisure outlets will also help to form an important tourism base.

4.42 The service villages will continue to meet the needs of their residents and surrounding communities for facilities and services. Some small-scale development will have taken place to meet local needs, support the rural economy and sustain local facilities.

Figure 4 North Wessex Downs Area of Outstanding Natural Beauty



Area Delivery Plan Policy 5

North Wessex Downs Area of Outstanding Natural Beauty

Housing

- The North Wessex Downs AONB will have appropriate and sustainable growth that conserves and enhances its special landscape qualities. During the Core Strategy period provision will be made for the delivery of up to 2,000 dwellings, of which over half have already been built or have planning permission. Provision of this scale of housing is subject to the overarching objective for the AONB set out at the beginning of this policy. If preparation of the Site Allocations and Delivery DPD indicates that there are insufficient developable sites to provide the balance of the 2,000 dwellings whilst adhering to the landscape priority of the policy, any shortfall will be provided on sites allocated outside the AONB.
- There will be further opportunities for infill development and for development on previously developed land. New housing allocations will be focused on the rural service centres and service villages within the North Wessex Downs, with the emphasis on meeting identified local needs. The development will be allocated through the Site Allocations and Delivery DPD or a subsequent planning document, and will depend on the role and function that the settlement performs, supported by suitable development opportunities, identified through the SHLAA. The conservation and enhancement of the natural beauty of the landscape will be the paramount consideration in assessing these sites.
- The SHLAA has assessed the future development opportunities in the AONB. Landscape sensitivity work has been a critical part of the assessment, given the 'great weight' to be

4 The Spatial Strategy

given to the conservation of the natural beauty of the landscape and countryside within the AONB. The outcome of this work has shown a 'basket' of potentially developable sites from which to select at the Site Allocations stage.

- Within the North Wessex Downs AONB there are three rural service centres; Hungerford and Lambourn in the west of the District and Pangbourne in the east. In the western part of the AONB, development will be focused in Hungerford as the more sustainable rural service centre. Hungerford is considerably larger than Lambourn and performs a more significant function for a large catchment area. Hungerford town centre is defined as one of only two town centres in the District, reflecting the range of goods and services which it provides for the surrounding area. More information is set out below which describes Hungerford's role, and these factors will be used to inform decisions about the level of growth to be allocated to the town. The capacity for growth on the edge of Hungerford has been assessed.
- Lambourn, whilst performing the role of a rural service centre, does so at a more local level, due to its size and location, and this will influence the future level of growth. In terms of services and facilities, there is a particular emphasis in Lambourn on the needs of the equestrian industry. More limited growth will take place in Lambourn due to the town's comparatively smaller district centre and relative remoteness.
- Pangbourne, in the east, is a thriving community similar in size to Lambourn. It plays an important role as a service centre for the eastern areas of the AONB and provides a district centre shopping function with a range of services and facilities. Whilst there are some opportunities for growth at Pangbourne, those outside the current settlement boundary are partly constrained by environmental considerations in terms of the floodplain and the sensitivity of the landscape. This will restrict the amount of development to take place at Pangbourne.
- There are six service villages within the AONB in West Berkshire. The service villages will continue to provide a range of services to their communities and surrounding areas. A limited level of development will be accommodated to meet local needs, including employment, housing, amenity and community facilities, to maintain the areas as vibrant and balanced communities with their own sense of identity.
- The level of development to be allocated to each will depend on the role and function which they are to perform for the surrounding area and the availability of suitable sites identified through the SHLAA. Compton and Hermitage have opportunity sites adjacent to the existing village settlement boundary at Compton Institute for Animal Health and Denison Barracks. These could potentially provide a greater level of growth than that normally expected in a service village, which will have implications for the distribution of development. However, as well as infrastructure and sustainability issues associated with these sites, there is not yet any clarity about any timescales for developing them or the appropriate scale of development. Therefore the extent of any contribution from these sites cannot be clarified at this stage.
- In terms of the 'basket of sites' identified by the SHLAA, no further development opportunities have been identified at this time in Bradfield Southend, so development opportunities here may be more limited. Great Shefford shows limited future development opportunities through the SHLAA, whilst Kintbury and Chieveley demonstrate a wider range of opportunities to be assessed through the Site Allocations and Delivery DPD.
- Smaller villages within the AONB will continue to support the needs of their residents and surrounding communities for facilities and services.
- The AONB will be managed by working in partnership with the North Wessex Downs Area of Outstanding Natural Beauty Council of Partners and by implementing the statutory North Wessex Downs Area of Outstanding Natural Beauty Management Plan. ⁽³⁷⁾

Environment

- Recognising the area as a national landscape designation, development will conserve and enhance the local distinctiveness, sense of place and setting of the AONB whilst preserving the strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland. Development will respond positively to the local context, and respect identified landscape features and components of natural beauty.
- Development will respect and respond to the historic environment of the AONB. In Hungerford the historic features, character and identity of the burgage plots extending either side of the High Street, and its highly distinctive medieval market town character will be respected.
- Conservation Area Appraisals will be undertaken for the Hungerford, Lambourn and Pangbourne Conservation Areas in accordance with the Council's programme.
- Traditional and local rural skills, such as the skills of hedge laying, woodland management and thatching will be supported so that they help to deliver a wide range of public benefits which include the conservation and enhancement of the area's special qualities and features and sustaining the vibrancy of the rural economy.
- In the Hungerford area, Portdown Common, Freeman's Marsh, the River Kennet and the Kennet and Avon Canal will be protected and enhanced as important areas of recreation and nature conservation. Improvements to access to these areas and the surrounding countryside will be implemented when opportunities arise.

Economy

- The equestrian and racehorse industry will continue to be supported as a nationally and locally important part of the economy, including Lambourn's role as a nationally important centre for the racehorse industry, in accordance with Policy CS12 'Equestrian/Racehorse Industry'.
- With an accessible economic base with good access to the road and rail network Hungerford will continue as a self-sufficient rural service centre providing a focus for local employment and local businesses.
- New small scale office developments in Hungerford, Lambourn and Pangbourne will be directed towards the town centre. Changes of use/redevelopment of existing offices will be guided by policy CS9.
- The Protected Employment Areas within the AONB will continue to play a vital role in supporting the local economy, especially those in edge of centre locations. The role, function and boundaries of these Protected Employment Areas will be reviewed through the Site Allocations and Delivery DPD.
- Small, local businesses will be supported, encouraged and protected within the AONB providing local job opportunities and maintaining the rural economy.
- Positive management of the AONB will take place through partnership working to ensure its continuation as a location for leisure and green tourism. The AONB will continue to play an important role in attracting visitors and investment. The landscape and recreational role of the waterways, which make a positive contribution to the character and cultural heritage of the AONB, will be strengthened as part of this.
- Hungerford will have an enhanced role as a tourist destination within the AONB (within and beyond the District boundary), promoting its diverse retail offer, regular market and acting as a base to explore the surrounding countryside.
- Economic development will be supported through the North Wessex Downs LEADER programme, and any similar subsequent schemes, which offers grants for farmers, foresters, rural businesses and community organisations within the AONB to enable them to strengthen their support for the local economy. The funding is available for a wide range of activities

4 The Spatial Strategy

such as farm diversification, adding value to timber, tourism activities and projects that will benefit local communities.

- Opportunities for appropriate small scale renewable energy schemes, which use local resources will be encouraged if they can be accommodated within the landscapes of the North Wessex Downs.

Accessibility

- Opportunities will be sought to improve the accessibility to and within the AONB, bringing improved public transport links and the retention of services and facilities as well as stronger signage to enhance the identity of the North Wessex Downs.
- Opportunities will be taken to manage congestion and improve accessibility linkages within Hungerford, in particular the north/south links within the community and encouraging the use of public transport. Opportunities will be sought to provide improved and safe pedestrian and cycling access within the town and to the surrounding countryside.
- Demand for improved accessibility to and from Lambourn will be managed through enhanced public transport to Newbury, Hungerford and across the District boundary to Swindon.
- Facilities at Pangbourne railway station will be improved in partnership with First Great Western; including additional parking where possible, and greater accessibility to facilitate interchange between modes.

Community Infrastructure and Services

- The retail offer in Hungerford town centre will be encouraged and supported whilst preserving its unique character and local, independent businesses. The town centre commercial boundary and primary shopping frontage will be reviewed through the Site Allocations and Delivery DPD.
- Fibre broadband will be installed in Hungerford enabling super-fast broadband speeds for businesses, schools and homes in the area. This will contribute towards reducing the need to travel as residents will have better access to online services and will have benefits for education and the economy.
- Lambourn is defined as a district centre in Policy CS11 'Hierarchy of Centres'. The historic market district centre will continue to provide a range of shops and services meeting the needs of local people and visitors. Opportunities will be sought to strengthen its role in serving surrounding communities.
- The retail and service offer in the district centre of Pangbourne will be protected and enhanced. The district centre boundary and its primary shopping frontages will be reviewed in the Site Allocations and Delivery DPD.

Delivery and Monitoring

The strategy for the North Wessex Downs Area of Outstanding Natural Beauty will be implemented through the range of core policies identified in Section 5 'Core Policies'.

Infrastructure requirements are set out in the Infrastructure Delivery Plan.

Monitoring will be through a range of indicators which are outlined in Section 6 'Monitoring Framework'.

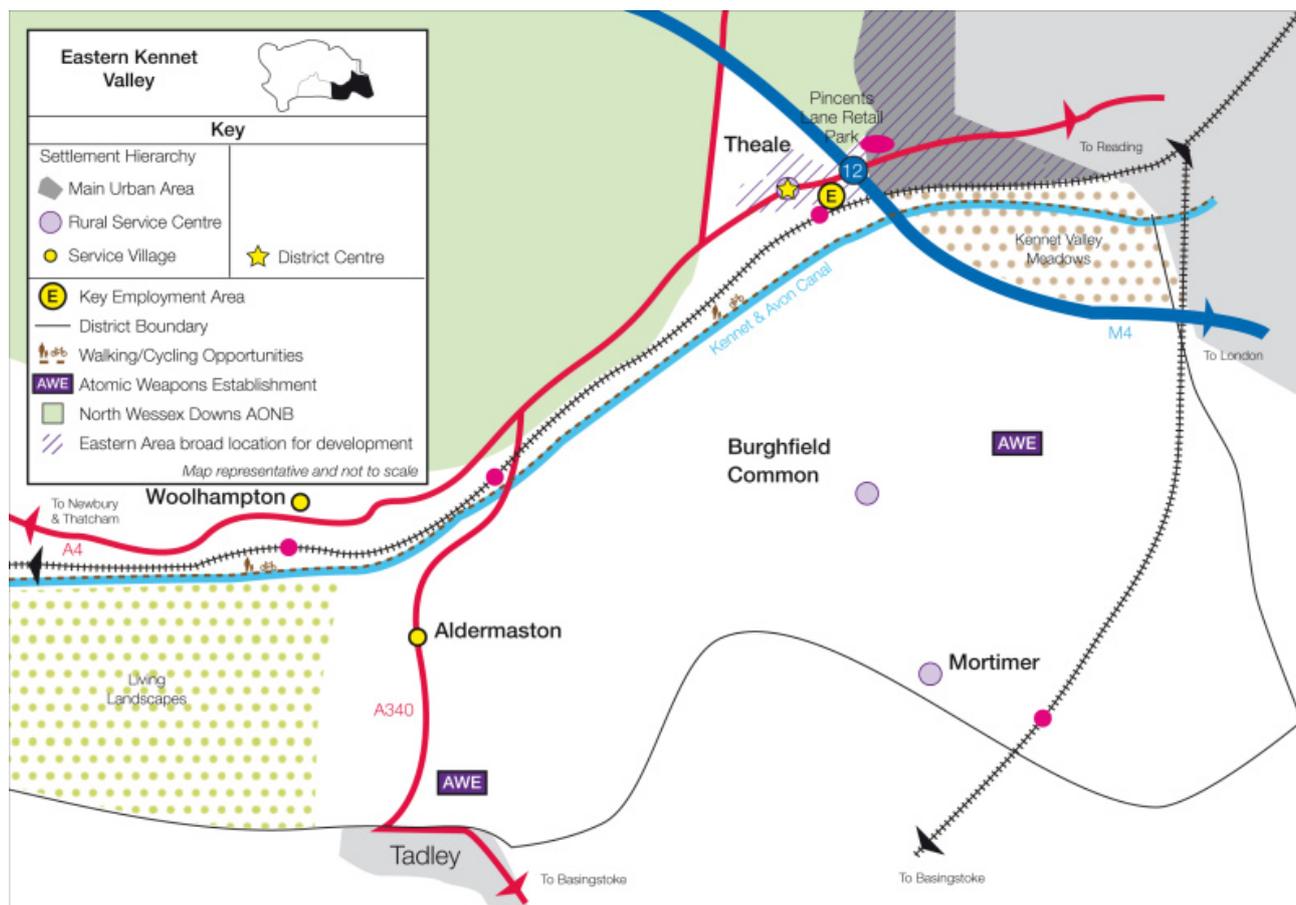
The East Kennet Valley

East Kennet Valley - The Vision

4.43 The East Kennet Valley is the name given to the rural south-east of the District that lies to the east of Thatcham and outside of the AONB. Distinct features of this area are the Kennet and Avon Canal and River Kennet which both run from west to east across the breadth of this area, parallel to the Newbury – Reading train line and the A4. The East Kennet Valley is also characterised by a number of villages along the route of the canal/river such as Woolhampton and Aldermaston Wharf and others dispersed across farmland and some woodland including Aldermaston, Brimpton, Burghfield Common and Mortimer.

4.44 The Atomic Weapons Establishment (AWE) has two bases in this area, at Aldermaston and Burghfield. AWE is an important provider of local jobs but has implications for the future level of development in this area. There is a business park at Arlington near Theale, and a number of other employment areas comprising small industrial estates. The main transport links include the mainline railways linking the West Country with Reading and London, and Reading with Basingstoke and the south coast. There are stations at Midgham, Aldermaston, and Stratfield Mortimer. The people of this area interact significantly with the surrounding larger centres, with Reading, Newbury, Thatcham and Basingstoke and to a lesser extent Tadley all providing jobs, shopping and leisure facilities.

Figure 5 East Kennet Valley



4.45 This area has a number of environmental assets, notably the canal and river but also a large number of ancient woodlands, local wildlife sites and SSSI. A small area in the very south east around Beech Hill falls within the 5km boundary of the Thames Basin Heaths Special Protection Area (SPA).

4 The Spatial Strategy

The 5km boundary⁽³⁸⁾ has been determined by Natural England as a buffer area to regulate development near the SPA. However, it is possible that certain types of development up to 7km from the boundary of the SPA⁽³⁹⁾ could have an impact on the SPA. In terms of the historic environment, there is an Elizabethan Manor at Ufton Court, two Historic Parks and Gardens, Folly Farm near Sulhamstead and The Manor House near Aldermaston. Minerals have been extracted from the Kennet Valley since the first settlements appeared in the area. Due to its gravel deposits, the River Kennet will continue to be a focus for extraction over the next plan period.

Area Delivery Plan Policy 6

The East Kennet Valley

Housing

- Some growth is planned for this area to help meet the needs of the village communities and to assist with the viability of village shops and services. This amounts to approximately 800 homes between 2006 and 2026, an average of 40 new homes a year. The relatively low growth proposed for this area of the District reflects the more limited services and poorer transport connections. At March 2011 there had already been considerable housing commitments and completions in the East Kennet Valley, leaving only about 320 dwellings to be allocated.
- With regard to the presence of AWE Aldermaston and Burghfield, the Council will monitor housing completions and population levels in conjunction with the ONR and neighbouring authorities. Residential development in the inner land use planning consultation zone is likely to be refused planning permission in accordance with Policy CS8. Aldermaston will continue to play the wider role of a service village, in terms of the provision of a range of services to the community and surrounding areas.
- The two identified rural service centres of Burghfield Common and Mortimer will be the focus for development in this area, together with the more modest development of the identified service village of Woolhampton. Development may take the form of small extensions to these villages, based on information set out in the SHLAA, which has shown a 'basket' of potentially developable sites from which to select through the Site Allocations and Delivery DPD.

Employment

- Existing Protected Employment Areas, such as Young's Industrial Estate and Calleva Park near Aldermaston, Beenham Industrial Area and Theale Lakes Business Park at Sheffield Bottom will continue to play a vital role in the local economy. The role, function and boundaries of these Protected Employment Areas will be reviewed through the Site Allocations and Delivery DPD.

Environment

- The character of all the settlements in this area will be conserved and enhanced by ensuring that any development responds positively to the local context. Conservation Area Appraisals will be carried out in accordance with the Council's programme.
- The environmental and leisure assets, including the river and its floodplain, the canal and the boating lakes will be conserved and enhanced, and development in the open countryside will be strictly controlled.

38 as shown on the Proposals Map

39 as shown on the Proposals Map

The Spatial Strategy 4

- The Council will continue to implement strategic biodiversity enhancements in conjunction with Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT), within the area covered by the Living Landscape Project.⁽⁴⁰⁾
- New residential development of one or more net additional dwellings proposed up to 5km from the Thames Basin Heaths SPA will require screening to assess whether it will have a likely significant effect on the SPA. Where a significant effect exists or cannot be excluded, an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2010⁽⁴¹⁾ should be undertaken. Proposals will only be permitted if they do not adversely affect the integrity of the SPA. The Thames Basin Heaths SPA Delivery Framework will be used to guide assessment and any avoidance or mitigation measures that may be needed.
- Residential development of over 50 dwellings located between 5 and 7km of the boundary of the SPA will require screening to assess whether it will have a likely significant effect on the SPA. Where a significant effect exists or cannot be excluded, an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2010⁽⁴²⁾ should be undertaken. Proposals will only be permitted if they do not adversely affect the integrity of the SPA. The Thames Basin Heaths SPA Delivery Framework will be used to guide assessment and any avoidance or mitigation measures that may be needed.

Community Infrastructure and Services

- The new Integrated Waste Management Facility at Padworth Sidings will improve the management of waste and significantly improve recycling and composting rates in West Berkshire.
- The boundaries of any local centres for retail and other services will be defined through the Site Allocations and Delivery DPD and opportunities for a more distinct centre offering shops and services in Burghfield Common will be explored.

Accessibility

- Through partnership working, opportunities to improve public transport links between the villages and nearby towns including Newbury, Thatcham and Reading will be sought, and the area will benefit from the planned electrification of the London to Newbury railway line.
- Improvements to the accessibility of Mortimer railway station will be sought, for example through enhancements to the road bridge. This will be taken forward through partnership working.
- Opportunities for the improvement of cycle and pedestrian routes between Burghfield Common and Mortimer; between Mortimer railway station, and between the schools in Burghfield will be explored in partnership with landowners, Network Rail and education providers.

Delivery and Monitoring

The strategy for the East Kennet Valley will be implemented through the range of core policies identified in Section 5 'Core Policies'.

Infrastructure requirements are set out in the Infrastructure Delivery Plan.

Monitoring will be through a range of indicators which are outlined in Section 6 'Monitoring Framework'.

40 [Living Landscape Project](#) information available at www.westberks.gov.uk and www.bbowl.org.uk

41 [Conservation of Habitats and Species Regulations 2010](#) available to view at www.legislation.gov.uk

42 [Conservation of Habitats and Species Regulations 2010](#) available to view at www.legislation.gov.uk

5 Core Policies

Section 5 Core Policies

Delivering New Homes and Retaining the Housing Stock

Policy CS 1

Delivering New Homes and Retaining the Housing Stock

Provision will be made for the delivery of at least 10,500 net additional dwellings and associated infrastructure over the period 2006 to 2026. Delivery will be phased and managed in order to meet at least an annual average net additional dwelling requirement of 525 dwellings per annum and to maintain a rolling five year supply of housing land.

An update of the Strategic Housing Market Assessment (SHMA) (so that it accords with the requirements of National Planning Policy Framework, paragraph 159) will be undertaken within 3 years of the adoption of the Core Strategy. This will be carried out in co-operation with neighbouring authorities within the Housing Market Area. If the updated SHMA indicates that housing provision within the District needs to be greater than currently planned, a review of the scale of housing provision in the Core Strategy will be undertaken.

New homes will be located in accordance with the settlement hierarchy outlined in the Spatial Strategy and Area Delivery Plan Policies.

New homes will be primarily developed on

- Suitable previously developed land within settlement boundaries.
- Other suitable land within settlement boundaries.
- Strategic sites and broad locations identified on the Core Strategy Key Diagram.
- Land allocated for residential development in subsequent Development Plan Documents.

The Site Allocations and Delivery Development Plan Document will identify specific sites to accommodate the broad distribution of housing set out in the Area Delivery Plan policies. Greenfield sites will need to be allocated adjoining settlements in all four of the spatial areas to accommodate the required housing. Taking into account the SHLAA, updated by any further evidence, such sites will be selected to achieve the most sustainable pattern of development consistent with the other policies in the Core Strategy.

All settlement boundaries will be reviewed in the Site Allocations and Delivery DPD.

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 proposal 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.

Explanation of the Policy

5.1 The Core Strategy needs to demonstrate how the housing required to meet household growth and support the local economy can be accommodated in West Berkshire. The amount of new homes which the Core Strategy plans to provide is set out in Policy H1 of the South East Plan⁽⁴³⁾. This

requires provision for 10,500 net additional dwellings over the period 2006 - 2026. The Government intends to abolish all Regional Strategies, but the South East Plan currently remains part of the Development Plan. The Core Strategy is required to be in general conformity with the RSS.

5.2 National Planning Policy Framework (paragraph 159) requires local planning authorities to have a clear understanding of housing needs in their area through the preparation of a SHMA. The Berkshire Housing Market Assessment 2007 (BHMA) does not fully meet the requirements of the NPPF, but it does demonstrate a high level of affordable need which is not being met. More recent evidence indicates that housing provision may need to be higher than currently planned. For example, the most recent household projections (2008-based, DCLG 2010) project an increase of 16,000 households in the District between 2006 and 2026.

5.3 In the light of the above, the Council will undertake an update of the SHMA so that it accords with the requirements of National Planning Policy Framework, paragraph 159. This will be carried out in co-operation with neighbouring authorities within the Housing Market Area. This work will be completed within 3 years of the adoption of the plan. If the updated SHMA indicates that housing provision within the District needs to be greater than currently planned, a review of the scale of housing provision in the Core Strategy will be undertaken. Such a review will need to take into account the South East Plan if it has not been revoked.

5.4 The Strategic Housing Land Availability Assessment (SHLAA) has indicated that, though sufficient sites can be identified to more than meet the 10,500 requirement, the potential cumulative impacts need careful consideration.

5.5 The current situation with regard to housing supply is set out in the Annual Monitoring Report 2011⁽⁴⁴⁾, and is summarised in Appendix B. The 2011 AMR reports that a five year housing supply can be demonstrated, and that commitments and identified developable sites, including the proposed strategic sites, should be sufficient to meet the housing requirements at least until 2017. Further supply will come from sites to be allocated in the Site Allocations and Delivery DPD. This document will allocate sufficient non-strategic sites to meet the housing requirements of the District in accordance with the principles established in the Core Strategy.

5.6 The Development Plan should be drawn up over an appropriate time scale, preferably a 15-year time horizon, taking account of longer term requirements, and be kept up to date. Policy CS1 states that a rolling five year supply of housing land will be maintained. Pending any review of housing numbers, an annual average net additional dwelling requirement of 525 dwellings per annum will be carried forward beyond 2026.

5.7 The indicative housing trajectory does not include an allowance for “windfall” development in the first 10 years but this type of housing will contribute towards meeting the overall housing land requirements when permitted. The Council will monitor the amount of housing that is built on these “windfall” sites and will use this evidence to justify any inclusion of a windfall allowance in the five year supply of deliverable housing sites, as required in paragraph 48 of the NPPF. This contribution to the housing land supply will introduce some flexibility as it will reduce the residual land requirement over the period to 2026. It will influence the rate at which land allocated in the Site Allocations and Delivery DPD will need to be developed in order to demonstrate an adequate housing supply, and may help to meet any future higher housing requirement without the need to change the Spatial Strategy.

5.8 The policy also aims to retain the existing stock of dwellings to avoid a net loss of existing homes as a result of redevelopment or change of use, and so minimise the need to build additional dwellings to meet housing requirements.

5 Core Policies

Delivery and Monitoring

The delivery of new homes will be phased in order to manage the release of housing sites. Phasing will ensure that infrastructure and community needs are delivered in a planned manner. Strategic sites, which are critical to delivering the Core Strategy spatial vision, have been identified, and additional sites will be identified and phased in subsequent Development Plan Documents to ensure that delivery meets requirements. A housing land supply of deliverable sites for at least five years will be maintained.

The policy will be implemented through subsequent policies and guidance in further Local Plan Documents, particularly the Site Allocations and Delivery DPD, and through the determination of planning applications. Implementation of individual sites may involve preparation of SPDs, masterplans or development briefs and partnership working with the private sector and Registered Providers.

The policy will be monitored through the production of the Housing Trajectory, published in the Annual Monitoring Report⁽⁴⁵⁾, and by regular updating of the Strategic Housing Land Availability Assessment in order to identify the scope for redevelopment and intensification in urban areas, to provide an up-to-date evidence base for future DPDs, and to demonstrate a five year housing land supply. 'Appendix B: Housing Land Supply' contains details of the components of housing supply and the housing trajectory as at 2011.

The geographical distribution of housing completions and the completions within the settlements in the District Settlement Hierarchy will be monitored to assess the delivery of the spatial strategy.

Newbury Racecourse Strategic Site Allocation

Policy CS 2

Newbury Racecourse Strategic Site Allocation

Within the area identified at Newbury Racecourse, a sustainable and high quality mixed use development will be delivered including:

- Phased delivery of up to 1,500 homes;
- Appropriate retail facilities;
- Social and physical infrastructure;
- Measures to mitigate the impact of development on the road network;
- Measures to improve accessibility by non-car transport modes, including provision of cycle and pedestrian routes to both the Racecourse and Newbury stations and to Newbury and Thatcham town centres;
- Appropriate green infrastructure;
- Generation of on-site renewable energy.

Explanation of the Policy

5.9 Newbury Racecourse is located approximately 1 km to the south east of Newbury town centre. The area proposed for development, a site of approximately 40 hectares, lies to the west and north of the racetrack itself. Improvements to the racecourse facilities have been proposed, together with housing development on land which is surplus to racing requirements. The western part of the site is previously developed land, within the Newbury settlement boundary, currently used as stable blocks and car parking. The eastern part lies outside the settlement boundary. The site is well located in terms of access to facilities and employment opportunities as it is within walking and cycling distance of the town centre, and adjacent to a train station. Its location and accessibility mean that relatively high densities would be appropriate on the site, with a mix of family houses and apartments.

5.10 Planning permission for the site was granted in April 2010, meaning the application was determined in accordance with the planning policies in place at this time. This included the provision of affordable housing at 30% of the total units on site in accordance with policy HSG.9 'Affordable Housing for Local Needs' of the saved policies of the West Berkshire Local Plan 1996-2006.

5.11 Any new application for the site would be determined in accordance with the policies of the Core Strategy. This means that affordable housing would need to meet the requirements set out in policy CS6.

5.12 Infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan. Any infrastructure needs which are critical to the delivery of the site are set out in Appendix D.

Delivery and Monitoring

Outline planning permission was granted in April 2010 for the redevelopment of Newbury Racecourse to provide new and enhanced leisure, racing, administrative and visitor facilities, and for development of up to 1,500 dwellings. Reserved Matters permission was granted in 2011, and construction is due to commence in 2012.

5 Core Policies

Associated infrastructure will include the construction of a new bridge over the railway line to provide access to the Racecourse and to the housing in the eastern section of the site. A new local centre and children's nursery will also form part of the development. Infrastructure requirements are set out in the Infrastructure Delivery Plan.

Sandleford Strategic Site Allocation

Policy CS 3

Sandleford Strategic Site Allocation

Within the area identified at Sandleford Park, a sustainable and high quality mixed use development will be delivered in accordance with the following parameters:

- Phased delivery of up to 2,000 dwellings, of which at least 40% will be affordable and with an emphasis on family housing. At least half the housing is planned to be delivered by 2026;
- Development to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;
- Residential densities on the site to be in an average range of between 30 and 50 dwellings per hectare to reflect the predominant mix of family sized homes;
- Generation of on-site renewable energy;
- Two vehicular accesses will be provided off Monks Lane with an additional sustainable transport link for pedestrians, cyclists and buses provided from Warren Road onto the Andover Road;
- Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan. Any infrastructure needs which are critical to the delivery of the site are set out in Appendix D;
- Provision of a new primary school on site and the extension of Park House School;
- Provision for retail facilities in the form of a local centre and business employment;
- A network of green infrastructure to be provided which will:
 - conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;
 - mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;
 - provide a country park or equivalent area of public open space in the southern part of the site; and
 - respect the landscape significance of the site on the A339 approach road into Newbury.

Explanation of the Policy

5.13 The Sandleford Park site to the south of Newbury comprises approximately 134 hectares of land. It is bordered to the north by existing development along Monks Lane and could accommodate around 2,000 dwellings with associated community facilities and services. Some flexibility in delivery is anticipated, with at least 1,000 dwellings proposed to be delivered by 2026, but with the ability to increase this amount if monitoring or changing circumstances indicate that this is necessary.

5.14 A concept plan (set out at Appendix C) has been produced which shows how the development of the site could be delivered, taking into account the opportunities and constraints of the site. Only 39% of the site is proposed for development in this concept plan with the rest taken up by open space and woodland. The concept plan is indicative only and a masterplan or SPD will be prepared to set out the detailed guidelines for the distribution of uses and design of the site.

5.15 The area is accessible to facilities and services in Newbury town centre and is also close to other retail and educational facilities. A local centre is proposed for the site to deliver day-to-day shopping needs, and employment provision will be made at the site to assist in the creation of a sustainable community.

5.16 The development would need to be designed with significant green infrastructure, taking account of the site's location, topography, and landscape importance. The site is located within the Greenham and Crookham Plateau Biodiversity Opportunity Area, and will be expected to deliver strategic biodiversity enhancements in line with Policy CS17. It is also close to the Greenham and Crookham Common SSSI which supports a range of important species, including ground nesting birds, which are particularly sensitive to disturbance and will be expected to mitigate against increased recreational pressure. Sandleford Park has the potential to form a high quality southern gateway to Newbury.

5.17 The formation of a country park or equivalent area of public open space in the southern part of the site will protect that sensitive landscape area in perpetuity, as well as protecting the registered historic landscape and setting of the former Sandleford Priory, a Grade I listed building. It will also protect the views when approaching Newbury along the A339.

5.18 Infrastructure requirements, set out in the Infrastructure Delivery Plan will include junction improvements on the A339 and on Monks Lane/Andover Road, improvements to the bus service, and to pedestrian/cycle links and road crossings. A new primary school (one-form entry to accommodate the first 1,000 dwellings to 2026, and expanding to two-form entry to accommodate the rest of the development beyond 2026) will need to be provided along with an increase in early years provision, alterations to Park House School, and increased primary health care provision. Green Infrastructure, including open space and sports facilities, will be incorporated into the masterplanning of the site.

5.19 Further details about any non-critical infrastructure which has site specific implications will be set out within an SPD or other supporting document to masterplan the site, as will detailed planning requirements and parameters for the development of the site. The total number of dwellings to be developed will depend on adequately accommodating the other requirements of the policy and the required mitigation.

Delivery and Monitoring

It is envisaged that the implementation of the Sandleford Site would commence in the latter half of the plan period, with at least 1,000 homes delivered by the end of the plan period with development continuing beyond 2026. This allows for some flexibility in phasing with the potential to bring development forward if other sites do not deliver as anticipated.

A SPD or masterplan will be prepared for the site in order to demonstrate how the housing and associated infrastructure will be delivered, and provide the context for more detailed design.

Infrastructure requirements and phasing are set out in the Infrastructure Delivery Plan.

5 Core Policies

Housing Type and Mix

Policy CS 4

Housing Type and Mix

Residential development will be expected to contribute to the delivery of an appropriate mix of dwelling types and sizes to meet the housing needs of all sectors of the community, including those with specialist requirements. The mix on an individual site should have regard to:

- The character of the surrounding area.
- The accessibility of the location and availability of existing and proposed local services, facilities and infrastructure.
- The evidence of housing need and demand from Housing Market Assessments and other relevant evidence sources.

Development proposals will be expected to demonstrate how these matters have been addressed within the proposed dwelling mix.

Developments will make efficient use of land with greater intensity of development at places with good public transport accessibility:

- Higher densities above 50 dwellings per hectare may be achievable in town centres, particularly in parts of Newbury town centre, and along main transport routes and close to transport nodes.
- In the areas outside town centres, new residential development will predominantly consist of family sized housing which should achieve densities of between 30 and 50 dwellings per hectare, and should enhance the distinctive suburban character and identity of the area.
- Lower density developments below 30 dwellings per hectare will be appropriate in certain areas of the District. Some parts of the urban areas and some villages are particularly sensitive to the impact of intensification and redevelopment because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport.

Explanation of the Policy

5.20 In addition to ensuring that an appropriate amount of housing is provided in suitable locations, it is also important to ensure that there is a wide choice and mix of housing to meet local needs, and help secure mixed and balanced communities. Housing provision must support the needs of the whole community, include the provision of both market and affordable housing, and reflect the needs of specific groups such as families with children, single person households, the elderly, and those households with special needs. Developers will therefore be expected to consider housing mix in their proposals, including any local evidence of housing needs or evidence in Parish Plans which may be important considerations even for small sites, particularly in rural areas.

5.21 A Housing Market Assessment for Berkshire⁽⁴⁶⁾, prepared during 2006, defined the housing market area relevant to West Berkshire. It highlighted characteristics of current housing supply and demand, potential future trends, and considered options to intervene to redress imbalances in the

Core Policies 5

housing market. The outcome of the Housing Market Assessment and any future reviews may inform more detailed policies on housing mix and type, which would be prepared in the Site Allocations and Delivery DPD.

5.22 The Housing Market Assessment identified demographic trends towards smaller households and an ageing population, but stressed that the relationship between household size and type and dwelling size is not straightforward. Demand for market homes will reflect a complex set of factors relating to household income and life stage rather than simply household size. In recognition of the changing needs and demographics within the District, developments should include the provision of lifetime homes. This will assist the Council in meeting the needs of an ageing population in the District.⁽⁴⁷⁾



5.23 In order to implement the spatial strategy of concentrating development in the most accessible locations, it is proposed that higher densities be sought in town centres or areas with high accessibility to public transport. Densities will be related to the character of the surrounding area, the accessibility of the location and the availability of existing and proposed local services, facilities and infrastructure.

Delivery and Monitoring

This policy will be implemented through the determination of planning applications for residential development, and through Supplementary Planning Documents. Implementation will need to take account of the Housing Strategy and the Berkshire Strategic Housing Market Assessment.

The SPD design guide series “Quality Design – West Berkshire” contains guidance on the Residential Character Framework, and is supported by various Area Design Focus Statements for particular key areas. Proposals should take account of this guidance and any relevant Town or Village Design Statement.

Monitoring of housing mix and densities on completed sites will be reported in the AMR.

5 Core Policies

Infrastructure

Policy CS 5

Infrastructure Requirements and Delivery

The Council will work with infrastructure providers and stakeholders to identify requirements for infrastructure provision and services for new development and will seek to co-ordinate infrastructure delivery, whilst protecting local amenities and environmental quality. The key infrastructure schemes required to facilitate development and secure the delivery of the Core Strategy include, but are not limited to, those schemes set out within the Infrastructure Delivery Plan. A schedule of the infrastructure which has been assessed as critical to the delivery of the Core Strategy is included within the Core Strategy as Appendix D.



Explanation of the Policy

5.24 New development within West Berkshire needs to be supported by adequate infrastructure of all kinds including physical, social, and green infrastructure. The infrastructure requirements of new development need to be established to ensure improvements occur alongside new development. Development should not be permitted unless essential infrastructure can be completed in pace with new development.

5.25 The Council has worked in partnership with other infrastructure providers, including both internal Council departments and external agencies, throughout the development of the Core Strategy to identify the infrastructure required to facilitate the development set out in the Core Strategy, including where, when, by whom, and by what means this is to be delivered to ensure that the spatial strategy is robust in terms of delivery.

Delivery and Monitoring

The Council will maintain an Infrastructure Delivery Plan identifying the key infrastructure projects required to support the delivery of the Core Strategy. The infrastructure schedule will be maintained on the Council's website as a 'live' schedule that will be updated as further infrastructure requirements or projects are identified, and as the Site Allocations and Delivery DPD is taken forward. The Council will continue to give consideration to the level of risk that some of the required infrastructure will not be forthcoming and ways that this might be mitigated or addressed. The implementation schedule identifies contingency planning where this may be required. However, in the preparation of the Infrastructure Delivery Plan, the Council has consulted with and had regard to, the investment and operational plans of relevant infrastructure and public

service providers, ensuring that these bodies recognise their contributions, and that the resources required to deliver the infrastructure to support the delivery of the Core Strategy have been given due consideration and have a realistic prospect of being provided in the life of the Core Strategy. Any specific land use requirements for infrastructure will be updated within the Site Allocations and Delivery DPD.

The implementation of the Infrastructure Delivery Plan will be assessed through monitoring progress on infrastructure projects.

Affordable Housing

Policy CS 6

Provision of Affordable Housing

In order to address the need for affordable housing in West Berkshire a proportion of affordable homes will be sought from residential development. The Council's priority and starting expectation will be for affordable housing to be provided on-site in line with Government policy⁽⁴⁸⁾.

Subject to the economics of provision, the following levels of affordable housing provision will be sought by negotiation:-

- On development sites of 15 dwellings or more (or 0.5 hectares or more) 30% provision will be sought on previously developed land, and 40% on greenfield land;
- On development sites of less than 15 dwellings a sliding scale approach will be used to calculate affordable housing provision, as follows:-
 - 30% provision on sites of 10 – 14 dwellings; and
 - 20% provision on sites of 5 – 9 dwellings.

Proposed provision below the levels set out above should be fully justified by the applicant through clear evidence set out in a viability assessment (using an agreed toolkit) which will be used to help inform the negotiated process.

In determining residential applications the Council will assess the site size, suitability, and type of units to be delivered. The Council will seek a tenure split of 70% social rented and 30% intermediate affordable units, but will take into consideration the identified local need and the site specifics, including funding and the economics of provision.

The affordable units will be appropriately integrated within the development. The Council will expect units to remain affordable so as to meet the needs of both current and future occupiers. Where this is not relevant or possible, the subsidy will be recycled for the provision of future affordable housing.

5 Core Policies

Explanation of the Policy

5.26 West Berkshire is an area of high property prices compared to the level of income. As a result, many local people have difficulty gaining access to suitable housing on the open market. Housing triggers a wider range of factors than affordability alone, having widespread implications on health, education, and employment opportunities.

5.27 Affordable housing is defined within the NPPF and the definition can be found in the 'Glossary' for this document.

5.28 The West Berkshire Housing Need Assessment⁽⁴⁹⁾ identifies a shortfall of between 560 and 850 new affordable homes across the District per year to 2011. This must be placed in the context of the West Berkshire housing requirement set out in Policy CS1 of an average of 525 new dwellings (both market and affordable) each year to 2026. Whilst the level of affordable housing need will be kept under review throughout the Plan period and may alter, the level of need remains extremely high, and the policy must therefore seek to maximise opportunities for increased affordable housing delivery.

5.29 Methods for securing affordable housing as an element of market housing proposals have been well established in both the West Berkshire District Local Plan⁽⁵⁰⁾, and the Council's existing Supplementary Planning Guidance 4/04⁽⁵¹⁾. However, evidence from the Housing Need Assessment and the Council's Strategic Housing Market Assessment⁽⁵²⁾ indicates that the threshold for securing provision to date, as set out in the West Berkshire District Local Plan⁽⁵³⁾, appears unlikely to meet the continuing need for affordable housing in the future.

5.30 A study of economic viability⁽⁵⁴⁾ has been carried out on behalf of the Council which sets out the evidence for reducing affordable housing thresholds below that of 15 units as set out within the adopted West Berkshire District Local Plan⁽⁵⁵⁾. The study and its update report support a policy approach which reduces the threshold to 5 units without unduly compromising the site viability. The Council recognises that in some circumstances there may be exceptional costs of development which need to be acknowledged, and that the policy may represent the starting point for negotiation. The Council will carefully scrutinise proposals which appear to fall artificially below the required thresholds which may indicate a possible attempt to avoid making the appropriate contribution towards the delivery of affordable housing. Such proposals are likely to be refused planning permission where they fail to make efficient use of land.

5.31 Taking account of housing need and past delivery trends the Council will seek an overall target of 35% of all new housing to be affordable. With an average housing allocation of 525 dwellings per annum, this overall target for affordable housing delivery would equate to an average of 184 units per annum, depending on overall housing completions in any given year. The requirement for affordable housing will be applied to the total number of gross dwellings on the proposed development site.

5.32 The Council seek a tenure split on each development site of 70% social rented, and 30% intermediate affordable units. The Strategic Housing Market Assessment and the Housing Need Assessment conclude that the core requirement to meet the need within the District is for social rented housing. There is, however, still a significant proportion of existing and newly arising households that require access to intermediate accommodation. The Council recognise the new Affordable Rent tenure introduced by the Government in April 2011, and this tenure will be taken into account when

49 West Berkshire Housing Need Assessment (DTZ, 2007), [Berkshire Housing Market Assessment](#), available at www.westberks.gov.uk

50 [West Berkshire District Local Plan 1991 - 2006 \(Saved Policies 2007\)](#) available at www.westberks.gov.uk

51 [Delivering Investment from Sustainable Development SPG 4/04](#) (Topic Paper 1 – Affordable Housing) available at www.westberks.gov.uk

52 [Berkshire Housing Market Assessment](#) (DTZ, 2007) available at www.westberks.gov.uk

53 [West Berkshire District Local Plan 1991 - 2006 \(Saved Policies 2007\)](#) available at www.westberks.gov.uk

54 [West Berkshire Economic Viability Assessment](#) (Adams Integra, 2007&2009) available at www.westberks.gov.uk

55 [West Berkshire District Local Plan 1991 - 2006 \(Saved Policies 2007\)](#) available at www.westberks.gov.uk

determining applications. To ensure flexibility in the policy, the tenure split is a target, with the tenure on each site taking into consideration the identified local need and site specifics. On smaller schemes, for example those of 5 units, a 70/30 split would be impractical given the provision of affordable housing on such a site would only be one unit and therefore in this case the tenure will be determined based on local need. Given the nature of the policy there will be instances when the proportion of affordable housing sought will result in the provision of a part unit. In these cases, the part unit will be rounded up or down to provide the nearest whole unit. On small schemes, any rounding will be considered along with the appropriate size and tenure type of units required.

5.33 Affordable housing should be provided as built units on the application site as part of well designed mixed tenure schemes, helping to create mixed inclusive communities. In exceptional circumstances where site specific issues inhibit the provision of on-site affordable housing, or where provision can be better met on an alternative site in the District, off-site contributions may be accepted as an alternative.

Delivery and Monitoring

The policy will be delivered by working in partnership with the Council's Housing Department, Housing Associations/Registered Providers and planning applicants.

The Council will regularly monitor and review the need for, and delivery of, affordable housing by assessing the level of affordable housing completions across the District and affordable housing completions in rural areas.

5 Core Policies

Gypsies, Travellers and Travelling Showpeople

Policy CS 7

Gypsies, Travellers and Travelling Showpeople

To meet the identified need for Gypsies, Travellers and Travelling Showpeople⁽⁵⁶⁾ pitches within the District, the Council will make appropriate provision through the identification of sites within the Site Allocations and Delivery DPD. The requirement for transit sites will be addressed through the same DPD.

In allocating sites, and for the purpose of considering planning applications relating to sites not identified in the relevant DPD, the following criteria will need to be satisfied for sites outside settlement boundaries:

- Safe and easy access to major roads and public transport services;
- Easy access to local services including a bus route, shops, schools and health services;
- Located outside areas of high flooding risk;
- Provision for adequate on site facilities for parking, storage, play and residential amenity;
- The possibility of the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers;
- Opportunities for an element of authorised mixed uses;
- The compatibility of the use with the surrounding land use, including potential disturbance from vehicular movements, and on site business activities;
- Will not materially harm the physical and visual character of the area;
- Where applicable have regard for the character and policies affecting the North Wessex Downs AONB.

Explanation of the policy

5.34 West Berkshire Council, as the Local Planning Authority, is required to identify sites to meet the needs of Gypsies, Travellers, and Travelling Showpeople. Policy CS7 applies to proposed sites located outside settlement boundaries. Proposed sites within settlement boundaries are considered acceptable in principle, as with conventional housing, subject to material considerations. Some of the policy criteria will assist in providing a suitably located and designed site.

5.35 There is a corporate commitment to supporting sustainable communities, and a good supply of affordable housing including social rented housing to address housing needs. This applies to the Travelling communities as well as settled communities.

5.36 The Council is required by national policy to set pitch and plot targets which address the likely permanent and transit accommodation needs in the area, working collaboratively with neighbouring authorities.

5.37 The Council notes the Gypsy and Traveller Accommodation Assessment (GTAA) evidence indicating 4 pitches for Gypsies and Travellers up to 2011, and for up to an additional 4 Travelling Showpeople pitches up to 2017, which was used by West Berkshire Council at the Examination in to the Partial Review of the South East Plan. The Council recognises that there will be a continued

56 The terms 'Gypsies and Travellers' and 'Travelling Showpeople' are as defined in '[Planning policy for traveller sites](#)' (March 2012, DCLG), available to view at www.gov.uk.

need for pitches, and will update the evidence base to inform the Site Allocations and Delivery DPD which will determine the number and location of pitches up to 2026. The criteria that will be used to identify such sites and to determine planning applications relating to sites not identified in the relevant DPD, is set out in the above policy.

5.38 For the purpose of this policy, the criteria for high flooding risk refers to the vulnerability of caravans and mobile homes as identified in the Technical Guidance to the NPPF ⁽⁵⁷⁾ and Planning Policy for Traveller Sites⁽⁵⁸⁾. Such land use is highly vulnerable and appropriate for location within Flood Zone 1 and only in Flood Zone 2 where the Exception Test can be passed. The District is also vulnerable to surface water and groundwater flooding and so sites should be located outside areas susceptible to such flooding. Sites should also consider onsite drainage in accordance with Policy CS 16 'Flooding'.

Delivery and Monitoring

The policy will be implemented through the allocation of sites within the Site Allocations and Delivery DPD and the determination of planning applications, along with working in partnership with the travelling community and other relevant Council Departments including Housing and Development Control.

The number of pitches provided will be monitored and reported in the AMR.

57 [Technical Guidance to the National Planning Policy Framework](#) available at www.gov.uk

58 [Planning policy for traveller sites](#), March 2012, DCLG available at www.gov.uk

5 Core Policies

AWE Aldermaston and AWE Burghfield

Policy CS 8

Nuclear Installations - AWE Aldermaston and Burghfield

In the interests of public safety, residential⁽⁵⁹⁾ development in the inner land use planning consultation zones⁽⁶⁰⁾ of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council when the Office for Nuclear Regulation (ONR) has advised against that development. All other development proposals in the consultation zones will be considered in consultation with the ONR⁽⁶¹⁾, having regard to the scale of development proposed, its location, population distribution of the area and the impact on public safety, to include how the development would impact on “Blue Light Services” and the emergency off site plan in the event of an emergency as well as other planning criteria. Consultation arrangements for planning applications will be undertaken with the ONR using the table below.

Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation

AWE Aldermaston			AWE Burghfield		
Zone	Distance	Development Type	Zone	Distance	Development Type
Inner	0 - 3 km	All residential or non residential - Where one or more additional person may live, work, shop (all applications save listed buildings, conservation area consent, house extensions, shop fronts, prior notifications and telecommunications).	Inner	0 - 1.5 km	All residential or non residential - Where one or more additional person may live, work, shop (all applications save listed buildings, conservation area consent, house extensions, shop fronts, prior notifications and telecommunications).
Middle	3 - 5 km	Residential accommodation or non residential accommodation exceeding 50 people. - 20 or more dwellings; - 1,000 sq.m. B1 - 2,400 sq.m. B8	Middle	1.5 - 3 km	Residential accommodation or non residential accommodation exceeding 50 people. - 20 or more dwellings; - 1,000 sq.m. B1 - 2,400 sq.m. B8

59 Residential for the purpose of this policy includes any development resulting in a permanent resident night time population, e.g. residential institutions. This policy does not preclude normal residential extensions

60 Consultation Zones as defined by the ONR and shown on the West Berkshire Proposals Map

61 Consultation arrangements with the ONR

Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation					
AWE Aldermaston			AWE Burghfield		
Zone	Distance	Development Type	Zone	Distance	Development Type
Outer	5 - 8 km	Residential accommodation or non residential accommodation exceeding 500 people. - 200 or more dwellings; - 11,000 sq.m. B1 - 24,000 sq.m. B8	Outer	3 - 5 km	Residential accommodation or non residential accommodation exceeding 500 people. - 200 or more dwellings; - 11,000 sq.m. B1 - 24,000 sq.m. B8

Explanation of the Policy

5.39 There are two licensed nuclear installations located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE (A)) and in Burghfield (AWE (B)).

5.40 The United Kingdom's Fifth National Report on Compliance with the Convention on Nuclear Safety Obligations (Department of Energy and Climate Change, Sept 2010) states in its forward that "The safety of the other UK nuclear facilities that fall outside the scope of this Convention are also regulated to the same standards, so as to ensure that they are operated in a manner that maintains a high level of safety". Paragraph 17.30 refers to development control policy in the vicinity of nuclear installations.

5.41 Circular 04/00 'Planning Controls for Hazardous Substances', (Sections A17 and A18) ⁽⁶²⁾ provides general advice about the need for consultation about proposed developments in the vicinity of licensed nuclear installations. This is a requirement of longstanding Government policy regarding local demographics which would limit the radiological consequences to the public in the unlikely event of an accident involving the spread of radioactive materials beyond the nuclear site boundary. This policy is a measure of prudence over and above the stringent regulatory requirements imposed on nuclear operators to prevent such accidents. The ONR administers the Government's policy on the control of development and provides advice to the Local Planning Authority, who take this into account in considering whether or not to approve planning applications. Applicants considering new development within the land use planning consultation zones provided by the ONR and as shown on the proposals map, are strongly encouraged to enter into early discussions with the Council.

5.42 The land use planning consultation zones for the installations cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council. Given the potential cumulative effects of any population increase surrounding the installations, it will be necessary to monitor committed and future development proposals in partnership with neighbouring Councils and the ONR. The Councils will monitor housing completions and commitments as part of the Annual Monitoring Report and send this information directly to the ONR for them to make informed judgements when assessing future development proposals.

5 Core Policies

5.43 The ONR has no objection to the overall scale of development proposed in the East Kennet Valley in policy ADPP6. The ONR's decision whether to advise against a particular development is based on complex modelling. The ONR has indicated that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the inner land use planning zones defined on the Proposals Map. Policy CS8 reflects the Council's intention to normally follow the ONR's advice in the inner zones. The inner zones largely encompass countryside, but the service village of Aldermaston is within the inner zone around AWE (A). Whether or not the ONR would advise against a particular proposal beyond the inner zones depends on a variety of factors, including the scale of the development, distance from the relevant AWE site, and the relationship to existing and planned developments. It is not therefore practical to express the ONR's likely advice, or the Council's response, in any further policy in this Plan.

5.44 During the plan period there is likely to be changes of inputs to the ONR's model which may result in a less restrictive approach being taken by the ONR. Such changes would include information on population and household size from the 2011 Census. The successful completion and full operation of the PEGASUS Project at AWE (A) (currently scheduled for completion in 2021), and the MENSA Project at AWE (B) (currently scheduled for completion in 2016), would enable the ONR to take into account the revised safety case for those projects in the modelling process and may enable a less constraining population density criteria to be applied. As a result, the consultation zones may change as well as ONR's advice on particular proposals.

Delivery and Monitoring

New development within the land use planning consultation zones will be monitored on an annual basis and monitoring results passed to the ONR. This will enable the ONR to give up to date advice to individual Councils regarding subsequent development applications.

Employment and the Economy

Policy CS 9

Location and Type of Business Development

The Council seeks to facilitate and promote the growth and forecasted change of business development in the plan period in order to:

- manage the growth of B1 floorspace to meet future requirements;
- manage the reduction of land for B2 uses, whilst maintaining a sufficient portfolio of sites suitable for such uses; and
- retain a portfolio of sites for B8 uses in suitable locations.

This will be achieved through the following:

(a) The appropriate location of business development:

Proposals for industry, distribution and storage uses will be directed to the District's defined Protected Employment Areas⁽⁶³⁾, and existing suitably located employment sites and premises. Any proposals for such uses outside these areas/locations will be assessed by the Council against the following:

- compatibility with uses in the area surrounding the proposals and potential impacts on those uses; and
- capacity and impact on the road network and access by sustainable modes of transport.

New office development will be directed towards West Berkshire's town and district centres as outlined in policy CS11. The scale of development will be appropriate to the size and character of the centre.

If no suitable sites are available within an existing centre, then the following sequential approach will be taken for accommodating additional offices in the review of Protected Employment Areas and any allocations in the Site Allocations and Delivery DPD. This sequential approach should also be used in support of any planning application for office development outside defined centres:

- Edge of centre: suitably located brownfield site or Protected Employment Area within an edge of centre location, and Newbury Business Park.
- Out of centre: brownfield site or Protected Employment Area within an out of centre location, with good accessibility by alternative modes of transport.
- Other existing employment sites and premises not in an edge of centre or out of centre location.

Proposals for non town centre uses which seek the loss of office floorspace within defined town and district centres will need to demonstrate that the proposal maintains the vitality of the existing centre and would not substantially prejudice the overall supply of office floorspace over the Core Strategy period in that centre.

63 Protected Employment Areas are outlined within Appendix G. These designations will continue to be in use until reviewed under the Site Allocations and Delivery DPD

5 Core Policies

In making allocations for residential development in the Site Allocations and Delivery DPD the need for any complementary element of business development or other economic use to achieve an appropriate sustainable development, commensurate with the scale of any proposed allocation will be considered.

(b) Protecting Employment Areas:

Protected Employment Areas are parcels of land throughout the District designated for B uses⁽⁶⁴⁾. The continued designation, role and boundaries of existing Protected Employment Areas will be reviewed in the Site Allocations and Delivery DPD (or other subsequent Development Plan Document) to achieve a balanced portfolio of fit for purpose sites to meet future requirements. In the interim, subject to the application of the sequential test for any proposed town centre uses, proposals for employment generating uses, other than B class uses, within Protected Employment Areas will be favourably considered where these would be complementary to the existing business use in that location, and consistent with the integrity and function of the location for employment purposes. Proposals for such non B class employment generating uses which are likely to substantially prejudice the strategy set out at the start of this policy, will not be permitted.

Business development will be supported on existing employment sites, particularly on those sites seen as strategically important for the District's economy – New Greenham Park, Vodafone HQ, and the Atomic Weapons Establishment (AWE). The Site Allocations and Delivery DPD will assess the role and function of these three sites to determine whether they should be designated as Protected Employment Areas or an alternative bespoke designation consistent with their importance to the local economy.

(c) Managing the scale, type and intensification of business development:

A range of types and sizes of employment sites and premises will be encouraged throughout the District to meet the needs of the local economy. Proposals for business development should be in keeping with the surrounding environment, not conflict with existing uses, and promote sustainable transport.

More efficient use of existing sites and premises should be made in order to attract inward investment, respond to modern business requirements, and meet the demand for employment land over the plan period. The Council will promote the intensification, redevelopment, and upgrade of existing, vacant and/or derelict employment sites and premises for business development.

Explanation of the Policy

5.45 The overall aim of this policy is to set the framework to facilitate and promote the growth and forecasted change of business development across the District over the plan period.

5.46 Evidence⁽⁶⁵⁾ indicates that West Berkshire has a sufficient supply of employment land to meet demand to 2026, and thus no need to plan for a net increase in employment land stock. Whilst a sufficient supply exists, it is not necessarily in the correct use class. The Employment Land Assessment (ELA) concludes that over the plan period there is a shortfall of B1 floorspace by approximately 121,000sqm, a surplus of B2 space by approximately 65,000sqm due to declining demand, and a potential shortfall in the longer term of B8 floorspace of approximately 24,000sqm. Policy CS9 therefore sets out the framework to ensure this imbalance in employment land supply is addressed over the plan period, through the effective utilisation of existing employment sites and premises. The Council

64 B uses refer to those uses identified within The Town and Country Planning (Use Classes) Order 1987 (as amended) – (B1; B2; B8)

65 [Employment Land Assessment](#), DTZ 2007 available at www.westberks.gov.uk

seeks to ensure that sufficient sites are provided in the right locations to foster sustainable economic growth. This means maintaining a portfolio of sites suitable to meet demand for B8 in suitable locations; managing an excess supply of B2 floorspace whilst ensuring enough sites and premises are retained for such uses; and, facilitating the growth of B1 floorspace to meet future requirements.

5.47 As the Core Strategy sets out a long term approach to business development, and circumstances surrounding economic development are constantly changing, the scale of development required within each use class to meet economic demands will be monitored⁽⁶⁶⁾. Through the Annual Monitoring Report the supply of employment land for B uses will be updated annually to reflect any market changes.

5.48 National policy sets out the definition of economic development which goes beyond B uses to include main town centre uses, as well as community and public uses. This policy (CS9) specifically deals with business development (B1/B2/B8) in order to ensure the health of the District's business areas and Protected Employment Areas are maintained. Other uses falling under the definition within national policy are addressed through policy CS11 and/or the Area Delivery Plan policies.

5.49 Policy CS9 applies to business uses throughout the whole District. Given the rural nature of West Berkshire and the importance of sustaining the District's rural areas, policy CS10 presents additional policy provision for the rural economy/enterprises.

The appropriate location of business development:

5.50 The policy seeks to support and build upon West Berkshire's vibrant and successful economy through continued business development in sustainable locations.

5.51 Industrial, warehousing, and distribution developments will be focused in areas of existing employment activity, and within defined Protected Employment Areas. The location of any B2 and B8 uses should be in areas with good access to major road/freight route networks, and should not conflict with surrounding uses. The Council's ELA highlights that although the level of B2 activity in the District is low, most of the B2 floorspace is located to the east of Newbury, south east Thatcham mainly at Colthrop, and close to the A4 at Beenham. It also indicates that the majority of B8 floorspace is located to the south of Newbury at New Greenham Park, to the south east of Thatcham, and in the west of the District near Hungerford and north of the M4 near Lambourn.

5.52 Office development will be directed towards West Berkshire's town and district centres, where development will be accessible and well served by a choice of transport modes in accordance with national policy. Policy CS11 sets out the District's hierarchy of centres based on their scale, character, and function. The main focus for office development is Newbury town centre given its role within the District, and the nature and size of development which already exists. With Newbury being the focus for housing development over the plan period, it is important that any new employment development is balanced with housing locations and is suitably located to cater for future demand and reduce out-commuting from the District. More limited office development will also be directed towards West Berkshire's other town and district centres, Thatcham, Hungerford, Pangbourne, Lambourn, and Theale. As the character of these centres is more rural in nature with small unit sizes and low density development, it is important that the scale of any new office development in these locations is appropriate to the size and character of the centre.

5.53 Policy CS9 takes a sequential approach to office development in accordance with national policy. This means the Council will seek to locate office development within existing centres in the first instance. However, given the size and character of existing centres not all office development can be accommodated within the District's centres, and therefore flexibility must be applied to the location of B1a office space through the sequential approach. If no suitable available sites can be

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found within an existing centre, then a suitable edge of centre location will be sought, followed by an accessible out of centre location. Such locations, for example Newbury Business Park, Hambridge Road/Lane and Arlington Business Park, already host some of the District's office floorspace and play a strategic role in providing offices for businesses that demand large floorplates and modern accommodation. Other edge of centre locations, such as London Road Industrial Estates, have the potential for redevelopment and the ability to deliver a greater employment base on these sites. It is the Council's preferred approach that if an edge of centre or out of centre site must be utilised for office development, then the site should be located within an existing Protected Employment Area or suitable brownfield site which is in a sustainable location, well served by a choice of transport modes.

5.54 In terms of sequentially preferable locations for office development, the following sequence is appropriate in accordance with national policy:

1. Sites within existing town and district centres.
2. Suitably located brownfield sites or Protected Employment Area within an edge of centre location, and Newbury Business Park. Protected Employment Areas in such locations are: London Road Industrial Estates; Hambridge Road/Lane; Green Lane; Charnham Park; Station Yard; Arlington Business Park; Station Road and adjacent Estates.
3. Brownfield sites or Protected Employment Area within an out of centre location with good accessibility by alternative modes of transport. Protected Employment Areas in such locations are: Turnpike Road Estate; Castle Estate; Colthrop Estate; Smitham Bridge Hungerford Trading Estate; Horseshoe Park; Calleva Park.
4. Other existing employment sites and premises not in an edge of centre or out of centre location.

5.55 Newbury Business Park, although located in an out of centre location in accordance with the definitions set out in national policy, has been placed within the edge of centre category in terms of the sequential approach to B1a uses. The Council feel that given the characteristics of the Business Park and the scale of B1a floorspace which currently exists, the sequential approach could undermine the role, vitality, and function of the site if it was to be considered as an out of centre location, second to those sites in edge of centre locations.

5.56 To ensure the vitality of West Berkshire's town and district centres, the loss of office floorspace to a non town centre use will be resisted, where the loss of such floorspace would impact upon the vitality of the centre and/or would substantially prejudice the overall supply of floorspace within that centre.

Protecting Employment Areas:

5.57 In order to address the imbalance in employment land supply mentioned above, a comprehensive assessment of existing Protected Employment Areas and their boundaries will take place as part of the Site Allocations and Delivery DPD. The review of the Protected Employment Areas will provide the scope and flexibility to reinforce the existing employment land stock to provide a balanced portfolio of sites to meet future demand.

5.58 The Employment Land Assessment (and any subsequent updates) will be used as a starting point for the review of the role and function of each Protected Employment Area. Evidence such as business surveys, Annual Monitoring Reports, and the composition of each Protected Employment Area, including the age, quality, location, and capacity of sites and premises, must be taken into account, together with the surrounding uses. The review will also assess the suitability of Protected Employment Areas for B1a uses through a sequential approach to site location and any potential impact upon existing centres. This holistic review may result in some land becoming available for alternative uses, however this will need to be reassessed at the time taking into account any changes which may arise in the supply of, and demand for, employment land through an update to the Employment Land Assessment to inform the Site Allocations and Delivery DPD.

5.59 As mentioned above, Protected Employment Areas have been designated for B class uses to ensure sufficient sites are provided in suitable locations to foster business development and promote sustainable economic growth across the District. In the meantime, prior to the review of the Protected Employment Areas, policy CS9 allows for employment generating uses other than B class uses to be located within Protected Employment Areas if they are complementary to the existing business use in that location, and where they are consistent with the integrity and function of the location for employment purposes. This is subject to the application of the sequential test for town centre uses. However, proposals for such employment generating uses which are not a B class use, will not be permitted within Protected Employment Areas if they are likely to substantially prejudice the strategy set out within this policy, in terms of managing the changing needs for B class use.

5.60 New Greenham Park, Vodafone HQ at The Connection, and the Atomic Weapons Establishment (AWE) are three strategically important employment locations for the West Berkshire economy. All three sites comprise of a large amount of business floorspace and are large local employers, but at the same time, their role and functionality within the economy differ. The Council will support business development within these sites, particularly that which enhances the contribution to the local economy. The Site Allocations and Delivery DPD will assess their role and function to determine whether they should be designated as Protected Employment Areas or be given an alternative bespoke designation consistent with their importance to the local economy.

Managing the scale, type, and intensification of business development:

5.61 Policy CS9 promotes appropriate intensification and redevelopment of existing sites and premises in accordance with national policy. The approach encourages a strong mix/range of premises and promotes the redevelopment of vacant and/or derelict buildings in order to keep the market attractive to modern investment.

5.62 To ensure the health of the local economy is maintained it is important to provide a variety of size and type of employment premises of an appropriate scale and intensity. The Council will therefore encourage proposals which seek to upgrade or redevelop existing or vacant premises, especially within Protected Employment Areas, which will enhance the flexibility and availability of employment space.

5.63 Intensification of office development will be looked upon favourably especially within existing centres and edge of centre locations in Newbury and Theale where demand for office space is high, provided the scale and intensity is not out of proportion with the character of the surrounding areas.

5.64 Business development within the District is dominated by small and medium sized units, typically in B1 use. Demand for such accommodation is likely to be met through smaller individual sites and within multi-occupancy employment areas. The Council will encourage proposals for small and medium sized businesses and ensure that opportunities are provided for them to grow within the District.

Delivery and Monitoring

The policy will be delivered through the development management process and through subsequent policies set out in the Site Allocations and Delivery DPD. Working in partnership with the Local Strategic Partnership and continuing to build relationships with local businesses will all be key to policy delivery.

The Council will regularly monitor and review the delivery of economic development across the District through planning commitments and completions. The AMR will assess various indicators including the total amount of additional employment floorspace, total amount of employment land available, and total amount of employment land lost to alternative uses.

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The Rural Economy

Policy CS 10

Rural Economy

Proposals to diversify the rural economy will be encouraged, particularly where they are located in or adjacent to Rural Service Centres and Service Villages. Existing small and medium sized enterprises within the rural areas will be supported in order to provide local job opportunities and maintain the vitality of smaller rural settlements. Proposals seeking the loss of such existing sites and premises must demonstrate that the proposal does not negatively impact upon the local economy, and the vitality and viability of the surrounding rural area.

Proposals for appropriate farm diversification will be supported where it can be demonstrated that the proposal will make a long-term contribution to sustaining the agricultural enterprise as a whole.

Explanation of the Policy

5.65 The Council will encourage the retention of small and medium sized businesses in the rural areas, along with the promotion of appropriate farm diversification in order to sustain the viability of some agricultural enterprises. The Council recognises changes in the agricultural industry over recent years. Rural West Berkshire plays an important role within the District's economy and therefore it is essential that the rural communities are supported. Many rural areas host a large number of small and medium sized enterprises which are vital to providing local job opportunities and a diverse economy. There is a continued need to protect and support the development of start-up businesses and adequate provision should be made for them throughout the District. National policy supports sustainable economic growth in rural areas. More detailed policies on the management of development contributing to the rural economy will be set out in the Site Allocations and Delivery DPD. These will include farm diversification and conversion and reuse of existing buildings in the countryside consistent with national policy.



5.66 In relation to this, the racehorse industry and tourism also make a vital contribution to the local economy, and the management of both these sectors is key to fostering economic growth without detriment to the environment.

Delivery and Monitoring

The policy will be delivered through the development management process and through subsequent policies set out in the Site Allocations and Delivery DPD. Working in partnership with the Local Strategic Partnership and continuing to build relationships with local businesses will all be key to policy delivery.

The Council will regularly monitor and review the delivery of economic development across the District through planning commitments and completions. The AMR will assess various indicators including the total amount of additional employment floorspace, total amount of employment land available, and total amount of employment land lost to alternative uses.

Town Centres

Policy CS 11

Hierarchy of Centres

The vitality and viability of the District's town, district and local centres will be protected and enhanced. The existing network of town, district, local, and village centres will form the focal point for uses, services, and facilities serving the surrounding population. The scale, character and role of the centres defines their position within the hierarchy and network of centres within the District as follows:

- Major town centre Newbury
- Town centres Thatcham and Hungerford
- District Centres Pangbourne, Lambourn and Theale
- Local and Village Centres To be confirmed through Site Allocations and Delivery DPD.

As no capacity for any additional retail convenience and comparison floorspace on top of that which is already committed has been identified through the 2010 Retail Study⁽⁶⁷⁾, any retail development during the Core Strategy period will be mainly focused on the implementation of current schemes such as the Parkway development in Newbury, plus regeneration and other qualitative improvements and schemes. Any scheme will be of an appropriate scale and character to reflect and respond to the role and function of the centre, and should promote the individuality of the centre, responding to any distinct features.

The significant new investment committed and planned for the District's main centres should not be jeopardised or harmed by additional out of centre retailing.

Some small amounts of new retail floorspace may be provided in the form of new local centres at the two strategic developments of Sandleford Park and the Racecourse in Newbury, to respond to local needs in these areas.

The detailed boundaries of the centres identified in the retail hierarchy and their primary and secondary shopping frontages will be defined in the Site Allocations and Delivery DPD as will the local shopping centres and parades that meet the day to day needs of local communities.

The main town centre uses identified by the NPPF will be directed to the town and district centres defined in this policy.

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Explanation of Policy

Newbury Market Place



Newbury Cinema



5.67 The key aim of this policy is to promote a network of dynamic and successful town centres across the District. Health check assessments carried out as part of the Retail Study Update 2010 have identified that all of West Berkshire District's main centres remain vital and viable, with any identified weaknesses being addressed through committed schemes. Specific conclusions and recommendations about the future role of the District's retail centres are dealt with within Area Delivery Plan Policies 2-6. Newbury and Thatcham will undergo the most significant changes over the Core Strategy period. Newbury is attracting significant new investment through the implementation of the Parkway development and the opening of the 7-screen Vue Cinema (see Area Delivery Plan Policy 2 Newbury) which will considerably improve the range and quality of the town centre's comparison goods offer. As well as enhancing the retail offer of Newbury, this will help to retain a higher proportion of residents' expenditure within the District, some of which has been lost in the past decade to new investment in competing centres such as Reading and Basingstoke.

5.68 In terms of specific schemes, the Kingsland Centre at Thatcham (see Area Delivery Plan Policy 3) has been identified within the Thatcham Vision as needing regeneration and will strengthen the town centre's overall retail offer, status, and trading performance in the face of increased competition from out of centre shopping locations, and Newbury Town Centre.

5.69 A sequential approach to accommodating town centre uses (including retail, leisure, and office developments) will be taken with the sequence being existing town and district centres, followed by edge of centres, and then out of centre sites.

5.70 The village centres in West Berkshire will be a focus for facilities aimed at supporting sustainable rural communities. The role of village centres will be addressed through the Site Allocations and Delivery DPD.

Hungerford Town Centre**Pangbourne Town Centre**

5.71 Although no need for the provision of any additional capacity has been identified by the 2010 Retail Study, future retail demand is very difficult to predict beyond a 10 year horizon so it will be particularly important to monitor development and review requirements, particularly following the implementation of the Parkway development and other schemes set out within the Newbury Vision.

Delivery and Monitoring

The policy will be delivered through the development management process and through the review of commercial areas and primary shopping frontages in the Sites Allocation and Delivery DPD.

The AMR will monitor the changes in retail floorspace and other town centre uses and the percentage of vacant retail premises.

5 Core Policies

Equestrian/Racehorse Industry

Policy CS 12

Equestrian/Racehorse Industry

Equestrian/Racehorse Industry Development

Proposals for equestrian related development that provides diversification opportunities for farmers, helps to strengthen the rural economy, and increases opportunities for people to enjoy the countryside in a sustainable way, will be supported.

Development associated with equestrian activities will be encouraged where the reuse of existing buildings is considered before any new build; and the scale, form, impact, character, siting, and level of activity is in keeping with its location. Proposals for associated new residential accommodation in the countryside will be permitted where genuine need is suitably demonstrated through a business case and accommodation cannot be reasonably secured within existing settlements.

North Wessex Downs AONB Racehorse Industry

Whilst conserving environmental quality and countryside character, the racehorse breeding and training industry in the AONB will be maintained, and its sensitive growth will be allowed for. Within this context:

- suitable existing establishments or facilities are expected to be retained;
- permanent fragmentation will be resisted; and
- redevelopment away from uses essential to the horseracing industry will be subject to the tests of suitability and necessity outlined in the explanation of the policy.

Newbury Racecourse

Newbury Racecourse's viability as a major tourist attraction and economic driver will be maintained and future development proposals should have a positive impact upon the ability of the Racecourse to continue operations as normal and potentially expand in the future. Proposals within and adjacent to Newbury Racecourse will be design and community led to secure high quality sustainable development that is sensitive to the environmental quality and historic character of the area.

Explanation of the Policy

5.72 Equestrian activities and related development, and the racehorse breeding and training industry are characteristic features of West Berkshire, and are of particular importance to the rural economy. The North Wessex Downs AONB is home to around 10%⁽⁶⁸⁾ of Britain's racehorse trainers and the Lambourn area is a nationally important centre of activity for the horseracing industry second only to Newmarket. The policy recognises the important links between the various aspects of the equestrian industry and the shared facilities and infrastructure that supports it, such as farriers, veterinary practices, horse feed merchants and the important role riding schools and recreational uses play in providing the racehorse industry with people interested in equine matters.

68 A study of the key effects of the horseracing industry on the North Wessex Downs Area of Outstanding Natural Beauty (North Wessex Downs Area of Outstanding Natural Beauty Council of Partners, 2007) available to view at www.northwessexdowns.org.uk

5.73 Within an overall context of development restraint in the countryside, the policy aims to allow for the sensitive development and growth of the industry whilst conserving environmental quality and countryside character. This includes the built and natural form, and social and economic aspects such as the influence of the racehorse industry as part of the local economy which gives Lambourn its unique character. Development proposals will need to be in keeping with the character and appearance of the local area and prevent the spread of the built form in the countryside and AONB. Outside of settlements, preference will be given to proposals that seek to locate within valleys and avoid development on hilltops or ridgelines.

Racehorse Industry

5.74 In relation to the racehorse industry within the North Wessex Downs AONB, the policy aims to prevent pressure for redevelopment of existing facilities to other uses, and fragmentation of existing sites. These pressures could lead to the decline of the industry locally, threaten the character and form of settlements, and increase pressure for replacement facilities in environmentally sensitive areas. Protecting training yards from development for alternative uses is particularly important in difficult times for the Industry.

5.75 The variety in yard sizes is an important feature for the industry in this area and this can help support the start up of new trainers. Throughout a trainer's career they will require different sized yards at different times for a variety of reasons, and a range of yard sizes allows them to move within the same area, retaining access to local gallops, staff and owners. A small yard could range in size from 10 to 40 horses and could work with as few as six boxes. Given the Rules of Racing⁽⁶⁹⁾, it is difficult to sub-divide yards. As such, spare box capacity does not demonstrate an ability to go without certain individual yards which are important for new trainers and for those who are down-sizing their operations.

5.76 Access to gallops is important for yards and opportunities for improving access routes should be fully explored before a yard is considered for re-use or redevelopment. In considering access to gallops, a trainer would consider safety of the horses and the time taken to get to the gallops which will depend on the number of horses in training, how many riders are used, and how many outings to the gallops are needed. Some trainers will depend upon the gallops provided and maintained by the Jockey Club Estate.

Applying the policy

5.77 In terms of interpreting Policy CS12, existing establishments or facilities includes land and buildings relating to the racehorse industry, including residential development.

Suitability test: In considering the suitability of existing establishments, the key factors to consider will be:

1. the location of the site relating to the form and character of the settlement;
2. the existing range of facilities on the site and their adequacy for the purpose of training and/or breeding horses, or their capability for adaptation to meet such needs;
3. the availability of and access to (including the potential for improved access) suitable gallops and training areas;
4. the impact on local roads including the safety of horses and riders and traffic using the highway; and
5. the availability of sources of labour and the accommodation of personnel on site or in the locality.

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5.78 It is not the intention of the policy to retain training and breeding establishments that are no longer appropriate. The Council accepts that it cannot control the closure of businesses where there is little or no support and which are not economically viable. However, it can ensure that racehorse industry facilities are not displaced by redevelopment or changes to other land uses without first considering the consequences and potential loss to the industry. It can also ensure that applications for re-use or redevelopment should conserve the character and amenities of the settlement, the landscape and rural quality of the surrounding countryside and not materially harm the availability of local employment opportunities.

Necessity test: Proposals for redevelopment or change of use will need to show that it is no longer necessary to retain the yard or facility in its current use. In order to show that there is no longer a demand for the yard or facility in that particular location, a robust marketing plan, to the satisfaction of the Local Planning Authority, will be required as evidence from the applicant to show that all reasonable attempts have been made to sell or let the site at a realistic price. Any proposal for the loss of a training yard will need to demonstrate how it will not detrimentally alter the critical balance and/or range of yard sizes available in the area. It is important to retain a supply of yards which are of various sizes to allow for market churn.

5.79 Proposals for fragmentation of existing establishments and facilities should not adversely affect the operational use of the site or the industry as a whole.

5.80 It is acknowledged that there is a need in some circumstances to provide accommodation close to hand in order to provide 24 hour supervision as part of licensing requirements, or for the effective running of an establishment. It is the Council's preference for workers to be accommodated within existing nearby villages, so as to contribute to the overall sustainability of settlements and limit development in the countryside.

Newbury Racecourse

5.81 For Newbury Racecourse, the policy aims to ensure that the Racecourse maintains its status as a premier sporting and major events venue. The policy seeks to allow for sensitive development of the Racecourse and surrounding areas which do not have a negative impact upon the ability of the Racecourse to continue operations as normal or restrain expansion opportunities in the future.

Delivery and Monitoring

This policy will be implemented through the determination of planning applications relating to the equestrian industry and further guidance may be prepared through a Supplementary Planning Document.

The Newbury Racecourse whilst allocated as a strategic site within the Core Strategy gained planning consent in April 2010 and is likely to be implemented through the terms of that consent.

The policy will be monitored through development completed/permitted within the AONB and the monitoring of the North Wessex Downs AONB Management Plan.

Transport

Policy CS 13

Transport

Development that generates a transport impact will be required to:*

- Reduce the need to travel.
- Improve and promote opportunities for healthy and safe travel.
- Improve travel choice and facilitate sustainable travel particularly within, between and to main urban areas and rural service centres.
- Demonstrate good access to key services and facilities.
- Minimise the impact of all forms of travel on the environment and help tackle climate change.
- Mitigate the impact on the local transport network and the strategic road network.
- Take into account the West Berkshire Freight Route Network (FRN).
- Prepare Transport Assessments/Statements and Travel Plans to support planning proposals in accordance with national guidance⁽⁷⁰⁾.

*Development proposals may not need to fulfil each bullet point. The supporting text below clarifies the types and scale of development which will be required to meet the specific parts of this policy.

Explanation of the Policy

5.82 West Berkshire Council is a unitary authority, and as such is both the Local Planning Authority and the Local Highway Authority for the District. The Council is responsible for producing both the Local Plan and the Local Transport Plan (LTP) which specifically addresses transport issues; and there are strong links between these two forward planning documents. An Infrastructure Delivery Plan identifies the key infrastructure projects required to support the delivery of the Core Strategy, and infrastructure that is critical to the delivery of the Core Strategy is set out in Appendix D. The LTP is supported by an Implementation Plan which sets out how schemes and initiatives will deliver the LTP, and this will be updated annually.

5.83 The provision of a sustainable transport network to serve the communities of West Berkshire is essential for improving accessibility, enhancing economic vitality, protecting the environment, and promoting quality of life. The policy therefore seeks to encourage sustainable travel in order to achieve these goals, and to minimise the impact on the strategic and local road network.

5.84 Reducing the need to travel reflects the Council's desire to plan for people to live in places where there are local facilities and services, whether these are fixed or mobile (development that is in accordance with the settlement hierarchy in ADPP1 will help to achieve this). Reducing the need to travel also reflects the changing nature of technology and how this facilitates working from home and access to services through the



70 [Guidance on Transport Assessment](#) (Department for Transport and Communities and Local Government, May 2007) available to view at www.dft.gov.uk

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world wide web. The policy seeks to encourage and facilitate the best use of technology to enable a reduction in travel. All development will be required to demonstrate how it will reduce the need to travel.

5.85 Road safety in West Berkshire is a key consideration for all development. Particular focus should be given to the safety of pedestrians, cyclists, equestrians, and other vulnerable road users. These active travel modes benefit people's health and are promoted through the LTP. Safer travel also has links to West Berkshire's Community Safety Strategy and the personal safety element of travel. All development will be required to show how it promotes safer and healthy travel.

5.86 Improving travel choice is a key way of working towards a modal shift away from single occupancy car use in favour of more sustainable travel (walking, cycling, bus and rail travel, car sharing). Improving sustainable travel choice within and between the main urban areas and rural service centres of West Berkshire and key destinations in neighbouring authorities will help to facilitate regular journeys for example to work and education. All development will be required to show how it improves travel choice and reduces the use of single occupancy cars.



5.87 The nature of West Berkshire poses a significant challenge for accessibility to key services and facilities. Residential development should seek to demonstrate good accessibility by:

- locating where there is already good access to key services and facilities;
- contributing towards improving connections between communities and key services and facilities.

5.88 The quality of the environment is a key factor in the attractiveness of West Berkshire, and the part that changing travel behaviour can play in reducing carbon emissions is recognised in the Council's Climate Change Strategy. West Berkshire's air quality is strongly linked to transport, so where air quality becomes a cause for concern, the Council will seek to manage it through transport related measures. All development will be required to demonstrate how it minimises the impact of travel on the environment and helps to tackle climate change.

5.89 The Council is responsible for the local highway, cycle and walking, and public right of way networks. The Highways Agency is responsible for the strategic road network (SRN) which, in West Berkshire, comprises the M4 and the A34. All development proposals will be required to demonstrate that they do not adversely affect these networks or that they can mitigate the adverse impact. Where a Transport Assessment for a significant development illustrates that there will be an impact on the capacity of the SRN, the developer will need to undertake detailed traffic modelling in accordance with national guidance. Developers will need to work with the Council and the Highways Agency to establish a suitable mitigation package. Junctions that are likely to require such attention during the life of the plan up to 2026 are (but not exclusively):

- Junction 12 of the M4.
- Junction 13 of the M4.
- A34 / A343 junction.

5.90 The Council has established a preferred Freight Route Network (FRN) for West Berkshire which identifies a hierarchy of routes that should be used for freight movements to, through and within the District. Development which results in freight movements, including construction traffic should take into consideration the FRN.

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5.91 Transport Assessments / Statements and Travel Plans are vital to support planning proposals so that the impact of the proposed development can be assessed and mitigated. All development which meets the thresholds set out in national guidance will be required to prepare the appropriate Transport Assessments / Statements and Travel Plans.

5.92 Standards for parking provision will be related to levels of accessibility. The basis for this will be established through the Local Transport Plan, and subsequently a Supplementary Planning Document (SPD) will be prepared.

Delivery and Monitoring

Implementation will be through the development management process with production of Transport Assessments, Statements and Travel Plans, and through implementation of the Local Transport Plan.

The following indicators will be monitored in the AMR:-

- Accessibility of new residential development.
- Sustainable travel to schools.

Design Principles

Policy CS 14

Design Principles

New development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area, and makes a positive contribution to the quality of life in West Berkshire. Good design relates not only to the appearance of a development, but the way in which it functions. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.

Development proposals will be expected to:

- Create safe environments, addressing crime prevention and community safety.
- Make good provision for access by all transport modes.
- Ensure environments are accessible to all and give priority to pedestrian and cycle access providing linkages and integration with surrounding uses and open spaces.
- Make efficient use of land whilst respecting the density, character, landscape and biodiversity of the surrounding area.
- Consider opportunities for a mix of uses, buildings and landscaping.
- Consider opportunities for public art.
- Conserve and enhance the historic and cultural assets of West Berkshire.
- Provide, conserve and enhance biodiversity and create linkages between green spaces and wildlife corridors.
- Make a clear distinction between public and private spaces and enhance the public realm.
- Consider opportunities for including Home Zones⁽⁷¹⁾ where practicable.

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All development proposals will be expected to seek to minimise carbon dioxide emissions through sustainable design and construction, energy efficiency, and the incorporation of renewable energy technology as appropriate and in accordance with Policy CS15: Sustainable Construction and Energy Efficiency.

Explanation of Policy

5.93 The quality and local distinctiveness of the built environment in West Berkshire is an important asset for the area. The importance of new development complementing and relating to its surroundings, while being safe and accessible for all, is established in the Core Strategy Vision and Objectives. The SPD 'Quality Design – West Berkshire' contains local guidance on design, including a Residential Character Framework, and a series of Area Design Focus Statements which give detailed guidance for particular key areas. Conservation Area Appraisals, the Landscape Character Assessment, and Town and Village Design Statements also provide a more detailed local context for the consideration of development and should be taken into account as material considerations.

5.94 The objectives of the Core Strategy also seek to mitigate the impact of climate change, and the environmental performance of new buildings is particularly important in this context. Policy CS15 'Sustainable Construction and Energy Efficiency' requires that development proposals consider energy efficiency and sustainable design from the outset. While many of these principles can be incorporated within existing building materials and forms, it is acknowledged that non-traditional materials and designs may be necessary in order to achieve low carbon or carbon-neutral developments, and meet targets for reducing carbon emissions.

5.95 Design and Access Statements are required to be submitted with most planning applications, and these should demonstrate how a proposal addresses the design considerations set out in this policy, in the SPD 'Quality Design – West Berkshire', and other relevant documents such as Town and Village Design Statements. The criteria in 'Building for Life' published by CABA⁽⁷²⁾ will be incorporated wherever possible. Developments should incorporate 'Secured by Design' principles to reduce opportunities for crime and the fear of crime.

Delivery and Monitoring

Implementation will be through the development management process.

Sustainable Construction and Energy Efficiency

Policy CS 15

Sustainable Construction and Energy Efficiency

Residential Development

New residential development will meet the following minimum standards of construction:

- Minor development - Code for Sustainable Homes Level 3
- Major development⁽⁷³⁾ - Code for Sustainable Homes Level 4
- From 2013: All development - Code for Sustainable Homes Level 4
- From 2016: All development - Code for Sustainable Homes Level 6

Non-Residential Development

New non-residential development will meet the following minimum standards of construction:

- Minor development - BREEAM Very Good
- Major development - BREEAM Excellent
- From 2013: All development - BREEAM Excellent

Renewable energy

Major development shall achieve the following minimum reductions in total CO₂ emissions (regulated and unregulated energy use) from renewable energy or low/zero carbon energy generation on site or in the locality of the development as long as a direct physical connection is used, unless it can be demonstrated that such provision is not technically or economically viable.

The percentage reductions in CO₂ emissions should be based on the estimated CO₂ emissions of the development after the installation of energy efficiency measures related to either the Code for Sustainable Homes, BREEAM or equivalent method has been applied.

Residential Development:

- A 10% reduction in CO₂ emissions;
- from 2014: A 20% reduction in CO₂ emissions;
- from 2016: Zero Carbon⁽⁷⁴⁾.

Non-Residential Development:

- A 10% reduction in CO₂ emissions;
- from 2014: A 20% reduction in CO₂ emissions;
- from 2019: Zero Carbon⁽⁷⁵⁾.

73 For dwellings: where 10 or more are to be constructed, or if the site is more than 0.5 hectares. For all other uses: where the floorspace will be 1000sq metres or greater. Floorspace is defined as the sum of the floor area within the building measured to the external wall faces at each level.

74 Requirements for zero carbon in line with stated Government aspirations, which may be subject to change.

75 Requirements for zero carbon in line with stated Government aspirations, which may be subject to change.

5 Core Policies

Explanation of Policy

5.96 Carbon reduction is a key issue for West Berkshire. Sustainable construction and renewable energy generation can help in achieving emissions reduction. Cost implications of installing CO₂ emissions reduction measures from the start of the development are less than if they were retro-fitted afterwards. In addition, the benefits derived by the end user in relation to reduced heating and fuel bills will be enhanced.

5.97 West Berkshire District is one of the highest electricity users in the south east, and is in the upper quartile of local authorities for CO₂ emissions within the region⁽⁷⁶⁾. Fuel poverty levels in West Berkshire are also high, compared to other authorities⁽⁷⁷⁾. This is clear evidence and justification that West Berkshire needs to do more to meet national targets in relation to CO₂ emissions reduction.

Code for Sustainable Homes / BREEAM

5.98 The Code for Sustainable Homes⁽⁷⁸⁾ is the Government's national sustainability standard for new homes. In addition BREEAM⁽⁷⁹⁾ (Building Research Establishment Environmental Assessment Method) is a well established national assessment tool for non-residential buildings.

Renewable Energy Generation

5.99 Progress on the implementation of decentralised renewable energy will need to be investigated through a future Local Plan Document, which will highlight the potential in West Berkshire for commercial scale renewable energy. In order to reduce local carbon emissions and meet national targets, a policy approach that supports and reflects the significant challenge ahead needs to be adopted. Any renewable energy schemes should be efficient.

Existing Housing Stock

5.100 Measures to increase the adoption of retro-fitting energy efficiency measures for the existing housing stock may be explored in subsequent Local Plan Documents.

Changes to national targets

5.101 This policy may be revised and updated periodically, for example to reflect changing national guidance or changing circumstances.

Thresholds

5.102 The Council will carefully scrutinise proposals which appear to fall artificially below any thresholds which may indicate a possible attempt to avoid implementing the relevant measures described above.

Delivery and Monitoring

This policy will be delivered through the development management process.

The amount of renewable energy generation and developments meeting the policy criteria will be reported in the AMR.

76 [Department for Energy and Climate Change, Sub-national Energy Consumption Statistics](http://www.decc.gov.uk) Available at www.decc.gov.uk

77 [Communities and Local Government, Places Analysis Tool](http://www.communities.gov.uk), available at www.communities.gov.uk

78 [Code for Sustainable Homes](http://www.gov.uk) available at www.gov.uk

79 Definition of [BREEAM](http://www.breeam.org) at <http://www.breeam.org>

Flooding

Policy CS 16

Flooding

The sequential approach in accordance with the NPPF will be strictly applied across the District. Development within areas of flood risk from any source of flooding, including Critical Drainage Areas and areas with a history of groundwater or surface water flooding, will only be accepted if it is demonstrated that it is appropriate at that location, and that there are no suitable and available alternative sites at a lower flood risk.

When development has to be located in flood risk areas, it should be safe and not increase flood risk elsewhere, reducing the risk where possible and taking into account climate change.

Proposed development will require a Flood Risk Assessment for:

- Sites of 1 ha or more in Flood Zone 1.
- Sites in Flood Zone 2 or 3.
- Critical Drainage Areas.
- Areas with historic records of groundwater and/or surface water flooding.
- Areas near ponds or the Kennet and Avon Canal, that may overtop.
- Sites where access would be affected during a flood.
- Areas behind flood defences.
- Sites with known flooding from sewers.

Development will only be permitted if it can be demonstrated that:

- Through the sequential test and exception test (where required), it is demonstrated that the benefits of the development to the community outweigh the risk of flooding.
- It would not have an impact on the capacity of an area to store floodwater.
- It would not have a detrimental impact on the flow of fluvial flood water, surface water or obstruct the run-off of water due to high levels of groundwater.
- Appropriate measures required to manage any flood risk can be implemented.
- Provision is made for the long term maintenance and management of any flood protection and or mitigation measures.
- Safe access and exit from the site can be provided for routine and emergency access under both frequent and extreme flood conditions⁽⁸⁰⁾.

On all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS)⁽⁸¹⁾ in accordance with best practice and the proposed national standards and to provide attenuation to greenfield run-off rates and volumes, for all new development and re-development and provide other benefits where possible such as water quality, biodiversity and amenity.

80 Advice on safe access and exit can be found in the [Strategic Flood Risk Assessment](#) available at www.westberks.gov.uk

81 Sustainable Drainage Systems (SuDS) is a term used to describe the various approaches that can be used to manage surface water drainage in a way that mimics the natural environment.

5 Core Policies

Explanation of the policy

5.103 The risk of flooding within West Berkshire is widespread, arising not only from rivers, but also from surface water and groundwater flooding. This policy aims to achieve a planning solution to flood risk management wherever possible, steering vulnerable development away from areas affected by flooding.

5.104 Definitions for the following terms used in this policy can be found in the NPPF and accompanying technical guidance, or the West Berkshire Strategic Flood Risk Assessment (SFRA)⁽⁸²⁾:

- Sequential approach.
- Flood Risk Area.
- Low, medium, high probability of flooding.
- Functional floodplain.
- Flood Zone 1, 2, and 3.
- More or highly vulnerable use.
- Safe and dry access.
- Critical Drainage Areas.

5.105 The policy seeks to ensure that development provides appropriate measures for the management of rainfall (surface water) as an essential element of reducing future flood risk to both the site and its surroundings. Sustainable drainage methods, such as green roofs, ponds and permeable surfaces, should be incorporated where technically possible. The integration of a SuDS scheme is dependent upon the topography, geology and soil conditions of the site and its surrounding area or may not be acceptable due to contamination. Further information on SuDS can be found in the Strategic Flood Risk Assessment (SFRA) and the Quality Design – West Berkshire – Supplementary Planning Document Series, 2006⁽⁸³⁾.

5.106 The Council has undertaken an SFRA of the District which has been agreed with the Environment Agency. This study supports this policy and has been used to evaluate the strategic development sites and other broad locations for development. The SFRA has identified areas that may be most at risk from groundwater and surface water flooding as ‘Critical Drainage Areas’. The SFRA maps and the Environment Agency’s Flood Maps should be used to inform planning applications. They will also be used to inform the selection of sites in the Site Allocations and Delivery DPD.

5.107 The policy identifies when a site-specific Flood Risk Assessment (FRA) is required. These areas can be identified from the SFRA, the Environment Agency Flood Maps and also from local information. The content of the FRA will vary depending on the scale and nature of the development, and the source of the flooding, and can range from a brief report to a more detailed assessment. Guidance on content can be found in the SFRA and the NPPF technical guidance. The FRA should seek to reduce overall flood risk, and outline how flood risk to and from the site will be managed. As a minimum an FRA should address the following:

- Flood resistance and/or flood resilience, such as floor levels should be set a minimum of 300mm above the 100 year flood level plus climate change.
- No additional residents will be located within the functional floodplain.
- Safe access and exit from the site can be provided for routine and emergency access under both frequent and extreme flood conditions⁽⁸⁴⁾.
- Development must not result in a loss of floodplain storage.
- Development must not impact on flood flows.
- The impacts of climate change must be assessed.

82 [West Berkshire Strategic Flood Risk Assessment](#), Jacobs (2008) available at www.westberks.gov.uk/ldfevidence

83 [Quality Design - West Berkshire SPD, 2006](#) available at www.westberks.gov.uk

84 Advice on safe access and exit can be found in the [SFRA](#)

5.108 It is recommended that all sites within Flood Zone 1 should carry out an assessment of localised flood risks, including surface water (flash) flooding. Development in the upstream vicinity of critical drainage areas could also raise flood risk issues. The cumulative impact of minor development, including development permitted without the need for a planning application, could also affect local flood storage capacity or flood flows. The Environment Agency's Standing Advice should be referred to prior to designing a development.

5.109 The Council will consult the Environment Agency where it has indicated that it wishes to be involved in the planning process. The Environment Agency's Flood Risk Standing Advice provides information to local planning authorities on which applications it wishes to be consulted on in relation to flood risk.

Delivery and Monitoring

The policy will be delivered through the development management process.

The indicator used for monitoring purposes will be the number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

Biodiversity

Policy CS 17

Biodiversity and Geodiversity

Biodiversity and geodiversity assets across West Berkshire will be conserved and enhanced.

Habitats designated or proposed for designation as important for biodiversity or geodiversity at an international or national level or which support protected, rare or endangered species, will be protected and enhanced. The degree of protection given will be appropriate to the status of the site or species in terms of its international or national importance.

Development which may harm, either directly or indirectly,

- locally designated sites (Local Wildlife Sites and Local Geological Sites), or
- habitats or species of principal importance for the purpose of conserving biodiversity, or
- the integrity or continuity of landscape features of major importance for wild flora and fauna

will only be permitted if there are no reasonable alternatives and there are clear demonstrable social or economic benefits of regional or national importance that outweigh the need to safeguard the site or species and that adequate compensation and mitigation measures are provided when damage to biodiversity/geodiversity interests are unavoidable.

In order to conserve and enhance the environmental capacity of the District, all new development should maximise opportunities to achieve net gains in biodiversity and geodiversity in accordance with the Berkshire Biodiversity Action Plan and the Berkshire Local Geodiversity Action Plan. Opportunities will be taken to create links between natural habitats and, in particular, strategic opportunities for biodiversity improvement will be actively pursued within the Biodiversity Opportunity Areas identified on the Proposals Map in accordance with the Berkshire Biodiversity Action Plan.

5 Core Policies

Explanation of the Policy

5.110 West Berkshire supports a rich and diverse range of biodiversity and geodiversity assets which reflect both the underlying geology and soils and traditional management practices that have been carried out over many years. The aim of this policy is to provide a framework for conserving and enhancing this richness and diversity both for its own sake, but also the positive contribution that it makes to the overall quality of life and sense of place for residents and visitors to West Berkshire in both urban and rural areas.

5.111 The most important sites for biodiversity and individual wildlife species which receive statutory protection have protection under international and national legislation. Special Protection Areas (SPA) and Special Areas of Conservation (SAC) are internationally important and are afforded the highest level of protection. Candidate SACs and proposed SPAs will be afforded the same level of protection as those already designated.

5.112 There are currently three SACs within the District:

- Kennet and Lambourn Floodplain
- River Lambourn
- Kennet Valley Alderwoods.

5.113 There are no SPAs within West Berkshire, although there is a very small part of the District (256 hectares) around Beech Hill within 5km of the Thames Basin Heaths SPA. The 5km boundary⁽⁸⁵⁾ has been determined by Natural England as a buffer area to regulate development near the SPA. However, it is possible that certain types of development up to 7km from the boundary of the SPA⁽⁸⁶⁾ could have an impact on the SPA. Proposals for new residential development of one or more net additional dwellings up to 5km from the boundary of the SPA, and residential development of over 50 dwellings located between 5 and 7km of the boundary of the SPA, will therefore require screening to assess whether they will have a likely significant effect on the SPA. Where a significant effect exists or cannot be excluded, an Appropriate Assessment under the Conservation of Habitats and Species Regulations 2010 would need to be undertaken. Proposals will only be permitted if they do not adversely affect the integrity of the SPA. The Thames Basin Heaths SPA Delivery Framework will be used to guide assessment and any avoidance or mitigation measures that may be needed. The provision of Suitable Alternative Natural Greenspace (SANG) to attract new residents away from the SPA is a key part of these avoidance measures, together with strategic access management on the SPA and monitoring. Since the level of development expected to come forward in this area of the District is extremely low, the Council will explore opportunities for cross boundary working in this regard. Alternatively, SANG may be provided by developers for individual developments where it complies with Natural England's guidelines and there is an appropriate contribution to strategic access management and monitoring. In all cases SANGs will need to be agreed with Natural England.

5.114 An Appropriate Assessment of all Core Strategy policies has been carried out to ensure that the Core Strategy will not be detrimental to the conservation objectives of European sites. This concluded that the Core Strategy, either alone or in combination with other plans and projects, will not adversely affect the integrity of any of the European sites within the District or those within 5km of the District boundary.

5.115 Sites of Special Scientific Interest (SSSI) are nationally designated sites which have important wildlife or geological value. There are currently 51 SSSIs within West Berkshire covering 1470 hectares.

85 as shown on the Proposals Map

86 as shown on the Proposals Map

5.116 The District contains a range of habitats and geological features of local significance designated as Local Wildlife Sites and Local Geological Sites. Local Wildlife Sites⁽⁸⁷⁾ are non-statutory sites of significant value for the conservation of wildlife. These sites represent local character and distinctiveness, and have an important role to play in meeting local and national targets for biodiversity conservation. Site selection criteria have been devised and agreed across the three counties of Berkshire, Buckinghamshire, and Oxfordshire. Local Wildlife Site designations will continue to be assessed by the Council throughout the lifetime of this plan, following recommendations by the Berkshire Nature Conservation Forum, in order to keep them up to date. There are currently 493 Local Wildlife Sites covering 6325 hectares.



5.117 Site selection criteria for Local Geological Sites have been drawn up by the Berkshire Geoconservation Group, and there are currently five sites in West Berkshire covering 150 hectares.

5.118 Habitats and Species of Principal Importance for Biodiversity in England are published by the Government under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. Ancient woodland is also identified as important in the NPPF and is the most extensive natural habitat remaining in West Berkshire. Ancient semi natural woodland currently covers 2894 hectares. There are a further 1164 hectares of plantation on ancient woodland sites which could potentially be restored.

5.119 Regulation 39 of the Habitats Regulations⁽⁸⁸⁾ requires the encouragement of the management of features in the landscape that are of major importance for wild flora and fauna. These features are defined as linear features, or stepping stones, which are essential for the migration, dispersal, and genetic exchange of wild species. By protecting these natural habitats and networks across the District, the Council will be able to avoid or repair fragmentation and isolation of natural habitats and ultimately conserve and enhance our priority natural areas and the connections between them. This element of the policy closely links with the Green Infrastructure policy.

5.120 The Berkshire Biodiversity Action Plan (BAP)⁽⁸⁹⁾ builds upon national and regional targets for biodiversity enhancement. Therefore the Council will seek opportunities to support the delivery of the Berkshire BAP. There are many opportunities for biodiversity and geological enhancement in all parts of the District and not just on identified sites.

5.121 Biodiversity Opportunity Areas (BOA) have been identified by the Berkshire Nature Conservation Forum and agreed by the South East England Biodiversity Forum (SEEBF)⁽⁹⁰⁾. There are 17 which have currently been identified, either whole or in part, across the District (see 'Appendix E: Biodiversity Opportunity Areas'). BOAs do not represent a statutory designation or a constraint upon development, rather, they are the areas where biodiversity improvements are likely to have the most beneficial results at a strategic scale. The Council will therefore pursue net gains for biodiversity in and around BOAs and projects which seek to enhance biodiversity within West Berkshire, particularly based on Biodiversity Opportunity Areas, will be supported.

87 available to view on the [Council's online map](http://www.westberks.gov.uk) at www.westberks.gov.uk

88 [Conservation of Habitats and Species Regulations 2010](http://www.legislation.gov.uk) available at www.legislation.gov.uk

89 [Berkshire Biodiversity Action Plan](http://www.berksbap.org) available at <http://www.berksbap.org>

90 See [Biodiversity Opportunity Areas](http://www.berksbap.org) at www.berksbap.org and [Biodiversity Opportunity Areas Description](http://www.sebiodiversity.org.uk) at www.sebiodiversity.org.uk for further details

5 Core Policies

5.122 The West Berkshire Living Landscape project is one example of where the Council is actively working to implement strategic biodiversity enhancements in partnership with the Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT). There are other areas across the District where there may be the potential for similar projects at a landscape scale, such as the Kennet Valley East BOA to the south of Reading⁽⁹¹⁾.

Greenham Common



Delivery and Monitoring

The Council will deliver this policy through a variety of mechanisms, but primarily through more detailed policies contained in the Site Allocations and Delivery DPD and the development management process, together with partnership working in the Living Landscape project, the Pang, Kennet and Lambourn Countryside Projects, the Thames Valley Environmental Records Centre, and as a member of the Berkshire Nature Conservation Forum (an emerging Local Nature Partnership) and the AONB Council of Partners.

Changes in areas of biodiversity importance; the condition of SSSIs; the distribution and status of selected species; and the active management of local sites will be reported in the AMR.

91 [West Berkshire Living Landscape Project](http://www.westberks.gov.uk) at www.westberks.gov.uk and [BBOWT information](http://www.bbowt.org.uk/) at <http://www.bbowt.org.uk/>. The project is based around the Greenham and Crookham Plateau and part of Kennet Valley East BOAs on the edge of Newbury and Thatcham and includes Greenham Common, Thatcham Reedbeds and BBOWT's Bowdown Woods Nature Reserve. The project aims to improve this unique grouping of internationally and nationally designated biodiversity sites. Covering more than 27 square kilometres of lowland heathland, ancient woodland, reedbeds, rivers and streams, it is one of the key delivery mechanisms for ensuring biodiversity gains across the Greenham Common area. Taking a strategic approach to the restoration and enhancement of existing priority habitats, and the reconnection of fragmented sites through the creation and enhancement of new sites, green corridors and networks will ensure the potential for biodiversity improvement in this area is realised.

Green Infrastructure

Policy CS 18

Green Infrastructure

The District's green infrastructure will be protected and enhanced. The Council will work with partners, including Parish Councils and the community to address the District's green infrastructure needs and deficiencies as set out in the forthcoming Green Infrastructure SPD.

New developments will make provision for high quality and multifunctional open spaces of an appropriate size and will also provide links to the existing green infrastructure network. Specific standards for provision within new developments will be identified in the Site Allocations and Delivery DPD and through the masterplanning for strategic sites.

Developments resulting in the loss of green infrastructure or harm to its use or enjoyment by the public will not be permitted. Where exceptionally it is agreed that an area of green infrastructure can be lost a new one of equal or greater size and standard will be required to be provided in an accessible location close by.

5.123 Green infrastructure (GI) is the network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes, and is integral to the health and quality of life of sustainable communities. West Berkshire is generally well provided for in terms of green infrastructure, and it will be important to protect and increase this provision in the future, to meet the future needs associated with new development. The overall strategy for green infrastructure in the District is for:



- the protection and enhancement of existing green infrastructure; and
- the creation of new green infrastructure and links to better connect green infrastructure.

Further information about the delivery of green infrastructure is set out within the Infrastructure Delivery Plan⁽⁹²⁾.

5.124 For the purposes of this Core Strategy, green infrastructure is defined as:

- Parks and public gardens, including parks, country parks and formal gardens.
- Natural and semi-natural green spaces – including woodlands, urban forestry, scrub, common land, grasslands, wetlands, open and running water, wastelands and derelict open land and rock areas.
- Green corridors – including river and canal banks, cycleways and rights of way.
- Outdoor sports facilities (with natural or artificial surfaces, either publicly or privately owned) – including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas.

5 Core Policies

- Amenity green space (most commonly, but not exclusively, in built up areas) – including informal recreation spaces, public green spaces in and around housing and village greens.
- Provision for children and teenagers – including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. ‘hanging out’ areas, teenage shelters).
- Allotments, community gardens, urban farms, and land used for permaculture.
- Cemeteries and churchyards.
- Lakes and waterways.
- Green roofs and walls.
- Designated Local Green Space.

5.125 The multi-functional nature of GI in the District is important for many reasons. It contributes significantly to the quality of life for residents, workers and visitors, in terms of both visual amenity and for sport and recreation purposes. GI creates a sense of place allowing for greater appreciation of valuable landscapes and cultural heritage. It increases access to the countryside, and supports healthy living. In addition GI plays an important role in flood management and sustainable design, makes a positive impact to combating climate change, and provides opportunities for sustainable transport and the production of local food, for example within public allotments. It contributes significantly to the conservation and enhancement of biodiversity by creating an ecological network allowing for the movement of wildlife along corridors, and facilitating the colonisation of new areas.

5.126 Particular assets in terms of natural and semi-natural spaces include:

- the Thatcham Nature and Discovery Centre and Reedbeds;
- Greenham Common and Snelsmore Common near Newbury; and
- Wokefield Common near Burghfield Common.

5.127 Within the main urban areas, Northcroft Park in Newbury, and the Linear Park at Calcot have the Green Flag Award. Several other parks and smaller spaces can be just as valuable in both urban and rural communities; for example, the recreation ground at Burghfield, the Croft in Hungerford, and Newbury Lock are all examples of open spaces that are highly valued.

5.128 Waterways are an important part of the District’s GI, with the Kennet and Avon Canal being a popular route for narrow boats, walking, cycling, and an important tourist attraction, as well as the Rivers Thames, Enborne, Lambourn, Pang and Kennet. There are 1178 kilometres of public rights of way, and two national trails pass through the District: the Ridgeway and the Thames Path. These are all important connecting corridors within the wider strategic network for both people and wildlife.



5.129 Sporting provision ranges from established sports clubs with good facilities such as Newbury Rugby Club, Newbury Town, Thatcham Town and Hungerford Town Football Clubs, and Falkland Cricket Club, to facilities for amateur sport like Henwick Playing Fields and Newbury Athletics Club. In addition there are boating and sailing facilities at Burghfield and Theale, canoeing on the Thames at Pangbourne, and a large number of golf courses throughout the District.

5.130 An assessment of open space and leisure need carried out in July 2005 suggested that the District is well catered for in terms of the quantity of open space. This perception is supported by open space assessments of two of the largest urban areas in the District: Newbury and the Eastern Area. These concluded that these areas have above average levels of sports facilities and open space, when compared to national standards. The studies found that there was room for improvement

in terms of quality, but that quality standards were also above national standards. A Green Infrastructure SPD will set out the Councils comprehensive approach to protecting and improving the network of GI in West Berkshire as well as a framework for the creation of new GI.

Delivery and Monitoring

This policy will be implemented through the Site Allocations and Delivery DPD, the forthcoming Green Infrastructure SPD, the Rights of Way Action Plan, the Biodiversity Action Plan, the determination and monitoring of planning applications and appeals, and the use of planning obligations in planning agreements or planning conditions.

Provision of open space and recreational facilities will be monitored in the AMR.

Historic Environment and Landscape Character

Policy CS 19

Historic Environment and Landscape Character

In order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to:

- a) The sensitivity of the area to change.
- b) Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.
- c) The conservation and, where appropriate, enhancement of heritage assets and their settings (including those designations identified in Box 1).
- d) Accessibility to and participation in the historic environment by the local community.

Proposals for development should be informed by and respond to:

- a) The distinctive character areas and key characteristics identified in relevant landscape character assessments including Historic Landscape Characterisation for West Berkshire and Historic Environment Character Zoning for West Berkshire.
- b) Features identified in various settlement character studies including Quality Design - West Berkshire Supplementary Planning Document, the Newbury Historic Character Study, Conservation Area Appraisals and community planning documents which have been adopted by the Council such as Parish Plans and Town and Village Design Statements.
- c) The nature of and the potential for heritage assets identified through the Historic Environment Record for West Berkshire and the extent of their significance.

5 Core Policies

5.131 One of the key issues facing West Berkshire is the conservation and enhancement of the distinctive local character of both the natural and built environment. The high quality diverse landscape character with its rich cultural and natural heritage contributes to the enjoyment and overall quality of life of everyone in the District. Using this as a positive tool in accommodating necessary change is an important element of the Core Strategy.

5.132 The character of the landscape⁽⁹³⁾ in West Berkshire is defined by historic processes that have shaped and formed the landscapes that exist today. Having an understanding of these processes and the way the historic environment of the District has influenced settlement patterns and the sense of place of particular areas, is essential when accommodating future development. The conservation, protection and enhancement of the District's historic environment (including individual heritage assets and their settings, in a manner appropriate to their significance), is therefore a key aim of the policy.

Donnington Castle



Box 1

Historic environment designations in West Berkshire

- 52 Conservation Areas
- Approximately 1900 Listed Buildings
- Approximately 90 Scheduled Monuments
- 12 Historic Parks and Gardens - 3 of which, Aldermaston Court, Sandford Priory and Shaw House, are currently on the English Heritage Register of 'Heritage at Risk'
- 1 Registered Battlefield, Newbury 1 (1643) - currently on the English Heritage Register of 'Heritage at Risk'
- Over 5000 other heritage assets recorded in the Historic Environment Record

5.133 Conserving and enhancing the distinctive landscape character of the District is given considerable weight in line with national policy. Landscape character varies and a suitable approach to development in one part of the District may therefore not be acceptable in another part.

5.134 74% of the District is part of the North Wessex Downs AONB which adjoins the Chilterns AONB along the River Thames, the District boundary, before sweeping south, encircling Newbury to encompass the northern reaches of the rolling chalk hills of the Hampshire Downs. The AONB is characterised by the quality of its chalk landscape which ranges from remote open downland, dramatic skyline escarpments, contrasting wooded downland, and the small scale intimate settled river valleys of the Lambourn and Pang.

5.135 Outside the AONB, the River Kennet, from Newbury to Reading, lies within a distinctive broad corridor of an open lowland landscape characterised by a variety of wetland habitats including wet meadow, reed bed, and flooded gravel workings. Further south there are small areas of remnant heath with the Ministry of Defence also occupying large tracts of land at Aldermaston and Burghfield.

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

Core Policies 5

5.136 Settlements are a key component of the landscape, and in West Berkshire most settlements can trace their origins back over many millennia. A variety of rural settlement forms can be seen from the nucleated patterns common on the chalk downs, to the more dispersed patterns found in the southern part of the District. A key feature of even the larger settlements is the way in which few have coalesced in recent times, and so the blurring of the physical distinction between places has largely been avoided.

5.137 It is essential that new development should help sustain and/or create landscapes with a strong sense of place and local identity and this is another key element of the policy. The policy will protect and enhance this diversity and local distinctiveness through the use of Landscape Character Assessment (LCA) rather than through the use of local landscape designations. This provides the framework for informed decisions to be made as to whether different landscapes should evolve by:

- Conserving the existing and historic character;
- Enhancing existing character by introducing new features into the landscape;
- Strengthening or restoring a previous character; or
- Creating a new character when a sense of place and local distinctiveness have been eroded or lost.

5.138 There are a number of relevant landscape assessments covering the District, including the North Wessex Downs Area of Outstanding Natural Beauty Landscape Character Assessment, the Berkshire Landscape Character Assessment and the Newbury District Landscape Assessment⁽⁹⁴⁾. LCA is particularly valuable when looking at landscape sensitivity, whether that be the inherent sensitivity of the landscape itself, or its sensitivity to a particular type of change.



5.139 In addition, Historic Landscape Characterisation⁽⁹⁵⁾ and Historic Environment Character Zoning⁽⁹⁶⁾ will be used by the Council to inform and support planning decisions. At a more detailed level, these will be supplemented by the use of relevant settlement character studies, including the Newbury Historic Character Study⁽⁹⁷⁾, and adopted Conservation Area Appraisals. The Council is currently undertaking a programme of Conservation Area Reviews, through the production of Conservation Area Appraisals. These will be formally adopted and published by the Council to support the policies contained within this Core Strategy and other subsequent DPDs. The Council also intends to compile a 'local list' of heritage assets across the District which will be used to support and inform policies.

5.140 It is essential that as the landscape evolves in a holistic way it also reflects the value that the public places on it. The Council actively encourages the production of non-statutory community planning documents such as Town and Village Design Statements and Parish Plans and where they have been adopted or endorsed by the Council will use them to inform and support the policies contained within this Core Strategy and other subsequent DPDs.

5.141 Successful conservation and enhancement of the historic environment and landscape character of the District can only be achieved through partnership and co-operation. To this end the Council will work with the heritage sector to produce a Historic Environment Action Plan (HEAP).

94 see [Landscape Character Assessment](http://www.westberks.gov.uk) available at www.westberks.gov.uk

95 [Historic Landscape Characterisation](http://www.westberks.gov.uk) available at www.westberks.gov.uk

96 [Historic Environment Character Zoning](http://www.westberks.gov.uk) available at www.westberks.gov.uk

97 [Newbury Historic Character Study](http://www.westberks.gov.uk) available at www.westberks.gov.uk

5 Core Policies

This will provide a strategic view of the historic environment resource in the District, identify key issues and opportunities and produce a targeted action plan. By promoting a multi-agency approach to the management of the historic environment, it aims to increase public understanding and enjoyment and promote local community participation in the management of the historic environment.

Delivery and Monitoring

The Council will deliver this policy through a variety of mechanisms, but primarily through more detailed policies contained in the Site Allocations and Delivery DPD, the development management process, as a partner in the production of the West Berkshire Historic Environment Action Plan and by actively supporting the West Berkshire Heritage Forum as a mechanism for engaging communities and interest groups.

The number of Listed Buildings, Battlefields, and Historic Parks and Gardens at risk, together with the number of Conservation Areas with an up to date Conservation Area Appraisal, will be reported in the AMR.

Section 6 Monitoring Framework

6.1 The Core Strategy sets out how much development is intended to happen where and when, and how it will be delivered. This section sets out how the implementation of the policies in the Core Strategy will be monitored.

6.2 The purpose of monitoring is to assess whether the policies of the Core Strategy and other documents produced as part of the Local Plan are achieving the objectives and intended policy outcomes, whether they are having any unintended consequences and whether they are still relevant or require a review.

6.3 Each of the Core Strategy policy sections includes a statement on the delivery of the policy and what monitoring will be undertaken. The tables below contain more detail on the monitoring indicators and how they will be measured.

6.4 The Council has taken an objective-led approach to the selection of targets and indicators, which will provide a consistent basis for monitoring the performance of the strategy against the overall objectives. The indicators have been chosen to provide a guide to overall progress and will be kept under review in the light of the changing local and national context. In addition the Council is required to monitor the potential significant effects of the policies and proposals, as identified through the Sustainability Appraisal.

6.5 The effectiveness of policies should be assessed, wherever possible, against measurable targets. Where it is not possible to set meaningful local targets, national targets may be appropriate. Some policies aim to deliver a qualitative rather than a quantitative outcome. In such instances it is appropriate to monitor whether the policy is delivering the intended trend or direction of travel. For some policies measurable targets may be set through subsequent Development Plan Documents or Supplementary Planning Documents.

6.6 The Council produces an Annual Monitoring Report (AMR) containing information on the implementation of the Local Plan and assessment of the effectiveness of the policies in the Core Strategy and in future Local Plan Documents. This monitoring will indicate whether any changes need to be considered if a policy is not working or if the targets are not being met. The AMR will be published on the Council's website ⁽⁹⁸⁾.

6 Monitoring Framework

Policy ADPP1 – Spatial Strategy and Policies ADPP2-6 are monitored through the whole range of indicators for the Core Policies and are linked to all of the Core Strategy Objectives

Core Strategy Outcome	Delivery Indicators	Target	Data Source
A focus on previously developed land	New and converted dwellings on PDL Employment floorspace by type on PDL	60% of new development on PDL over plan period	In house monitoring
Development in accord with the spatial strategy	Dwelling completions within settlements of District Hierarchy and geographical areas	Distribution in accordance with Policies ADPP1 - ADPP6	In house monitoring

Policy CS1 – Delivering New Homes and Retaining the Housing Stock

Linked Objectives - 2: Housing Growth, 3: Housing Needs

Core Strategy Outcome	Delivery Indicators	Target	Data Source
Housing Delivery of at least 10,500 additional homes	Plan period and housing targets Housing trajectory	Maintaining residual annual average rates of completions	In house monitoring
		To maintain at least a 5 year supply of deliverable housing sites	In house monitoring
	Completions on windfall sites	To assess trends	In house monitoring
A focus on previously developed land	New and converted dwellings on PDL	60% of new development on PDL over plan period	In house monitoring
Development of allocated sites	Housing completions on allocated sites	Phased development to maintain housing land supply	In house monitoring

Monitoring Framework 6

Policy CS2 – Newbury Racecourse Strategic Site Allocation**Policy CS3 – Sandford Strategic Site Allocation****Linked Objectives - 2: Housing Growth**

Core Strategy Outcome	Delivery Indicators	Target	Data Source
Development of strategic sites with associated infrastructure	Housing completions	Phased delivery	In house monitoring
	Completed infrastructure projects	Meet requirements set out in infrastructure delivery plan	Service providers and in house monitoring

Policy CS4 – Housing Type and Mix**Linked Objectives - 2: Housing Growth, 3: Housing Needs**

Core Strategy Outcome	Delivery Indicators	Target	Data Source
Delivery of a mix of housing types and sizes	Density of new development	Higher densities in more accessible locations. Further density targets for different parts of the District may be set out in the Site Allocations and Delivery DPD or through SPD	In house monitoring
	Housing mix by type and size on completed sites	Mix of housing types and sizes to reflect local needs	In house monitoring

6 Monitoring Framework

Policy CS5 – Infrastructure Requirements and Delivery			
Linked Objectives - 3: Housing Needs, 5: Infrastructure Requirements, 7: Transport			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
Delivery of infrastructure to meet community needs	Completed infrastructure projects in accordance with infrastructure delivery plan	Meet requirements set out in infrastructure delivery plan	Service providers and in house monitoring
	Developer contributions through Section 106 legal agreements	Development to meet requirements set out in SPG “Delivering Investment through Sustainable Development” or any replacement guidance	In house monitoring

Policy CS6 – Provision of Affordable Housing			
Linked Objectives - 3: Housing Needs			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
Affordable Housing to meet local needs	Gross affordable housing completions	35% of total net completions over plan period	In house monitoring
	Net affordable completions		
	Location of completions		
	Applications including contribution to affordable housing	100% of applications where policy applies	In house monitoring
	Amount paid in financial contributions for the provision of affordable housing	No target	In house monitoring

Monitoring Framework 6

Policy CS7 – Gypsies, Travellers and Travelling Showpeople**Linked Objectives - 3: Housing Needs**

Core Strategy Outcome	Delivery Indicators	Target	Data Source
To meet identified needs	Net additional pitches	Target to be determined following update to evidence base - current evidence indicates 4 pitches for Gypsies and Travellers up to 2011 and up to 4 for Travelling Showpeople up to 2017	In house monitoring

Policy CS8 – Nuclear Installations - AWE Aldermaston and Burghfield**Linked Objectives - 3: Housing Growth**

Core Strategy Outcome	Delivery Indicators	Target	Data Source
ONR advice on development within land use planning consultation zones	Commitments and completions of residential and commercial development within the defined boundaries of the land use planning consultation zones	To take account of ONR advice in the interests of public safety	In house monitoring in conjunction with the ONR and the Planning Departments of Basingstoke and Deane Borough Council, Reading Borough Council and Wokingham Borough Council on an annual basis

6 Monitoring Framework

Policy CS9 - Location and Type of Business Development**Policy CS 10 – The Rural Economy****Linked Objectives - 4: Economy, 8: Retail**

Core Strategy Outcome	Delivery Indicators	Target	Data Source
Support economic development and provision of diverse range of job opportunities	Total amount of additional employment floorspace by type	Target set out in ELA 2007. Requirements to 2026: B1 = 121,000 sq. m. B8 = 24,000 sq. m. B2 = -65,000 sq. m. Targets may be updated in any future ELA or as a result of future monitoring	In house monitoring
	Employment land available by type	No target but assess trend	In house monitoring
	Amount of floorspace developed for employment by type in employment or regeneration areas	No target but assess trend	In house monitoring
	Losses of employment land by type	No target but assess trend	In house monitoring

Policy CS11 - Hierarchy of Centres**Linked Objectives - 8: Retail**

Core Strategy Outcome	Delivery Indicators	Target	Data Source
Attractive and vibrant town and district centres	Total amount of floorspace for town centre uses	No target, assess trends	In house monitoring
	Retail vacancy rates	No target, assess trends	In house monitoring

Monitoring Framework 6

Policy CS12 - Equestrian/Racehorse Industry			
Linked Objectives - 3: Housing Needs, 4: Economy			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
Support for Equestrian/Racehorse Industry	Commitments and completions of equestrian related development	No target, assess trends	In house monitoring

Policy CS13 - Transport			
Linked Objectives - 1: Tackling Climate Change, 7: Transport			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
More sustainable travel and improved accessibility to services	Accessibility of new residential development – percentage within 30 minute public transport time of specific facilities	To assess trends	In house monitoring
	Sustainable travel to schools - percentage of pupils arriving at primary and secondary school by car	To reduce the percentage of pupils arriving at school by car	In house monitoring
	Additional indicators set out in Local Transport Plan		

Policy CS14 – Design Principles			
Linked Objectives - 1: Tackling Climate Change, 2: Housing Growth, 3: Housing Needs, 7: Transport, 9: Heritage			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
Improved design quality	-	No target other than positive trend over time	In house assessments

6 Monitoring Framework

Policy CS15 – Sustainable Construction and Energy Efficiency			
Linked Objectives - 1: Tackling Climate Change, 2: Housing Growth			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
New development should support the aim of reducing CO ₂ emissions	The level of renewable, low or zero carbon energy will be calculated via the design SAP ⁽⁹⁹⁾ or SBEM ⁽¹⁰⁰⁾ test, whichever is the most appropriate, at the planning application stage	Positive trend	Thames Valley Energy statistics and in house monitoring.
	Number and percentage of developments meeting required BREEAM and Code for Sustainable Homes standard	100% of eligible applications	In house monitoring

Policy CS16 - Flooding			
Linked Objectives - 1: Tackling Climate Change			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
No increase in properties and people at risk from flooding	Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	0	EA and in house monitoring
	The number of properties at risk from flooding (Flood Zones 2 and 3)	No increase in properties at risk from flooding	In house monitoring

99 The Standard Assessment Procedure (SAP) is the UK government's recommended method system for measuring the energy rating of residential buildings

100 The Simplified Building Energy Model (SBEM) calculation is designed to provide energy information on the energy efficiency of proposed non-residential buildings at the design stage

Monitoring Framework 6

Policy CS17 - Biodiversity and Geodiversity			
Linked Objectives - 6: Green Infrastructure, 9: Heritage			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
Protection and enhancement of biodiversity	Changes in areas of biodiversity importance	To assess trends	Thames Valley Environmental Records Centre (TVERC)
	Condition of Sites of Special Scientific Interest (SSSIs)	Natural England target: 95% of area of SSSIs in favourable or recovering condition	TVERC
	Distribution and status of selected species	To assess trends	TVERC
	Improved local biodiversity – active management of local sites	To assess trends	TVERC

Policy CS18 - Green Infrastructure			
Linked Objectives - 6: Green Infrastructure			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
Provision of network of green infrastructure	Gains and losses of open space	To assess trends	In house monitoring
	Provision of new sports and recreation facilities	To assess trends	In house monitoring
	Open space managed to Green Flag Award Standards		In house monitoring

Policy CS19 – Historic Environment and Landscape Character			
Linked Objectives - 9: Heritage			
Core Strategy Outcome	Delivery Indicators	Target	Data Source
To respect and enhance the townscape and landscape character	Number of listed buildings at risk	Decrease in numbers	Heritage at Risk Register
	Number of battlefields and historic parks and gardens at risk	Decrease in numbers	Heritage at Risk Register

6 Monitoring Framework

Policy CS19 – Historic Environment and Landscape Character			
Linked Objectives - 9: Heritage			
	Number of Conservation Areas and percentage with up to date Conservation Area Appraisal	All Conservation Areas to have Conservation Area Appraisal	In house monitoring

Appendix A: Strategic Objectives

Appendix A: Strategic Objectives

The following table shows how the strategic objectives are linked with the Council Strategy and the themes of the Sustainable Community Strategy, and which Core Strategy policies relate to each objective.

Core Strategy Objectives	Council Strategy and Sustainable Community Strategy Priorities	Core Strategy Policies
<p>1 – Tackling Climate Change</p> <p>To exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change.</p>	<p>Council Strategy 2012 – 2016</p> <ul style="list-style-type: none"> Promoting a vibrant district Protecting the environment <p>Sustainable Community Strategy</p> <ul style="list-style-type: none"> Greener Prosperous Safer 	<p>ADPP1 – Spatial Strategy</p> <p>CS13 – Transport</p> <p>CS14 – Design Principles</p> <p>CS15 – Sustainable Construction and Energy Efficiency</p> <p>CS16 – Flooding</p>
<p>2 – Housing Growth</p> <p>To deliver at least 10,500 homes across West Berkshire between 2006 – 2026. These homes will be delivered in an effective and timely manner, will maximise the use of brownfield land and access to facilities and services and will be developed at densities which make the most efficient use of land whilst responding to the existing built environment.</p>	<p>Council Strategy 2012 – 2016</p> <ul style="list-style-type: none"> Caring for and protecting the vulnerable Promoting a vibrant district Improving education Protecting the environment <p>Sustainable Community Strategy</p> <ul style="list-style-type: none"> Greener Prosperous Safer 	<p>ADPP1 – Spatial Strategy</p> <p>CS1 – Delivering New Homes and Retaining the Housing Stock</p> <p>CS2 – Newbury Racecourse Strategic Site Allocation</p> <p>CS3 – Sandford Strategic Site Allocation</p> <p>CS4 – Housing Type and Mix</p> <p>CS14 – Design Principles</p> <p>CS15 – Sustainable Construction and Energy Efficiency</p>
<p>3 – Housing Needs</p> <p>To secure provision of affordable and market housing to meet local needs in both urban and rural areas of the</p>	<p>Council Strategy 2012 – 2016</p>	<p>ADPP1 – Spatial Strategy</p> <p>CS1 – Delivering New Homes and Retaining the Housing Stock</p>

Appendix A: Strategic Objectives

Core Strategy Objectives	Council Strategy and Sustainable Community Strategy Priorities	Core Strategy Policies
<p>District. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs, and respond to the changing demographic profile of the District.</p>	<ul style="list-style-type: none"> ● Caring for and protecting the vulnerable ● Promoting a vibrant district ● Protecting the environment <p>Sustainable Community Strategy</p> <ul style="list-style-type: none"> ● Prosperous ● Stronger ● Safer 	<p>CS4 – Housing Type and Mix</p> <p>CS5 – Infrastructure Requirements and Delivery</p> <p>CS6 – Provision of Affordable Housing</p> <p>CS7 – Gypsy, Travellers and Travelling Showpeople</p> <p>CS12 – Equestrian / Racehorse Industry</p> <p>CS14 – Design Principles</p>
<p>4 – Economy</p> <p>To provide for a range of sizes and types of employment land and premises in the right locations to respond to the forecast changes in economic activity, the location of new residential development and the specific needs of the rural economy, including the equestrian and horseracing industries.</p>	<p>Council Strategy 2012 – 2016</p> <ul style="list-style-type: none"> ● Promoting a vibrant district <p>Sustainable Community Strategy</p> <ul style="list-style-type: none"> ● Prosperous ● Stronger 	<p>ADPP1 – Spatial Strategy</p> <p>CS9 – Location and Type of Business Development</p> <p>CS10 – Rural Economy</p> <p>CS12 – Equestrian / Racehorse Industry</p>
<p>5 – Infrastructure Requirements</p> <p>To ensure that infrastructure needs (including community services and facilities) arising from the growth in West Berkshire are provided in a timely and coordinated manner, which keeps pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.</p>	<p>Council Strategy 2012 – 2016</p> <ul style="list-style-type: none"> ● Caring for and protecting the vulnerable ● Promoting a vibrant district ● Improving education ● Protecting the environment <p>Sustainable Community Strategy</p> <ul style="list-style-type: none"> ● Prosperous ● Safer ● Stronger 	<p>ADPP1 – Spatial Strategy</p> <p>CS5 – Infrastructure Requirements and Delivery</p>
<p>6 – Green Infrastructure</p>	<p>Council Strategy 2012 – 2016</p>	<p>ADPP1 – Spatial Strategy</p>

Appendix A: Strategic Objectives

Core Strategy Objectives	Council Strategy and Sustainable Community Strategy Priorities	Core Strategy Policies
<p>To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation.</p>	<ul style="list-style-type: none"> ● Caring for and protecting the vulnerable ● Promoting a vibrant district ● Protecting the environment <p>Sustainable Community Strategy</p> <ul style="list-style-type: none"> ● Greener ● Prosperous ● Healthy 	<p>CS17 – Biodiversity and Geodiversity</p> <p>CS18 – Green Infrastructure</p>
<p>7 – Transport</p> <p>To put in place a sustainable transport network which supports the growth in West Berkshire, links existing and new development, prioritises walking, cycling and public transport and provides a genuine choice of modes. Traffic management measures will minimise the impact of new development on the existing network.</p>	<p>Council Strategy 2012 – 2016</p> <ul style="list-style-type: none"> ● Caring for and protecting the vulnerable ● Promoting a vibrant district ● Protecting the environment <p>Sustainable Community Strategy</p> <ul style="list-style-type: none"> ● Greener ● Prosperous ● Stronger 	<p>ADPP1 – Spatial Strategy</p> <p>CS5 – Infrastructure Requirements and Delivery</p> <p>CS13 – Transport</p> <p>CS14 – Design Principles</p>
<p>8 – Retail</p> <p>To achieve growth in retail activity and consequent increase in the vitality and vibrancy of town centres in West Berkshire. To meet the range of shopping needs for residents and visitors largely through the completion of the Parkway development and through the regeneration of Thatcham town centre. To provide for local shopping need in town, district and local centres to serve the needs of existing and future residents.</p>	<p>Council Strategy 2012 – 2016</p> <ul style="list-style-type: none"> ● Promoting a vibrant district <p>Sustainable Community Strategy</p> <ul style="list-style-type: none"> ● Prosperous ● Stronger 	<p>ADPP1 – Spatial Strategy</p> <p>CS9 – Location and Type of Business Development</p> <p>CS10 – Rural Economy</p> <p>CS11 – Hierarchy of Centres</p>

Appendix A: Strategic Objectives

Core Strategy Objectives	Council Strategy and Sustainable Community Strategy Priorities	Core Strategy Policies
<p>9 – Heritage</p> <p>To ensure that development to 2026 is planned, designed and managed in a way that ensures the protection and enhancement of the local distinctive character and identity of the built, historic and natural environment in West Berkshire's towns, villages and countryside.</p>	<p>Council Strategy 2012 – 2016</p> <ul style="list-style-type: none"> ● Promoting a vibrant district ● Protecting the environment <p>Sustainable Community Strategy</p> <ul style="list-style-type: none"> ● Greener ● Prosperous 	<p>ADPP1 – Spatial Strategy</p> <p>CS14 – Design Principles</p> <p>CS17 – Biodiversity and Geodiversity</p> <p>CS19 – Historic Environment and Landscape Character</p>

Appendix B: Housing Land Supply

Appendix B: Housing Land Supply**Housing Land Availability Position at 31st March 2011**

Housing Target 2006-2026	10,500
Dwellings completed April 2006 - March 2011	2,720
Dwellings with outstanding planning permission at March 2011 (includes 1,500 dwellings on Racecourse strategic site)	3,671
Soft Commitments at March 2011 - approved subject to S106	0
Subtotal of dwellings completed and with planning permission	6,391
Remaining dwellings for which land is required to 2026	4,109
Components of Additional Housing Land Supply	
Sandleford Strategic site	1,000
Small site windfall allowance for period 2022 - 2026	280
Identified sites, allocations in Sites Allocation and Delivery DPD	2,829

Housing Distribution: Spatial Areas

Spatial Area	Completions to March 2011 (based on parish figures)	Commitments at March 2011	Approx Additional Requirement	Approximate Total
Newbury/Thatcham	1,397	2,563	2,340	6,300
Eastern Area	206	510	684	1,400
AONB	788	447	765	2,000
East Kennet Valley	329	151	320	800
Total	2,720	3,671	4,109	10,500

The housing land supply position will be reviewed annually and reported in the AMR , together with the specific list of deliverable sites which form the five year land supply required by national policy.

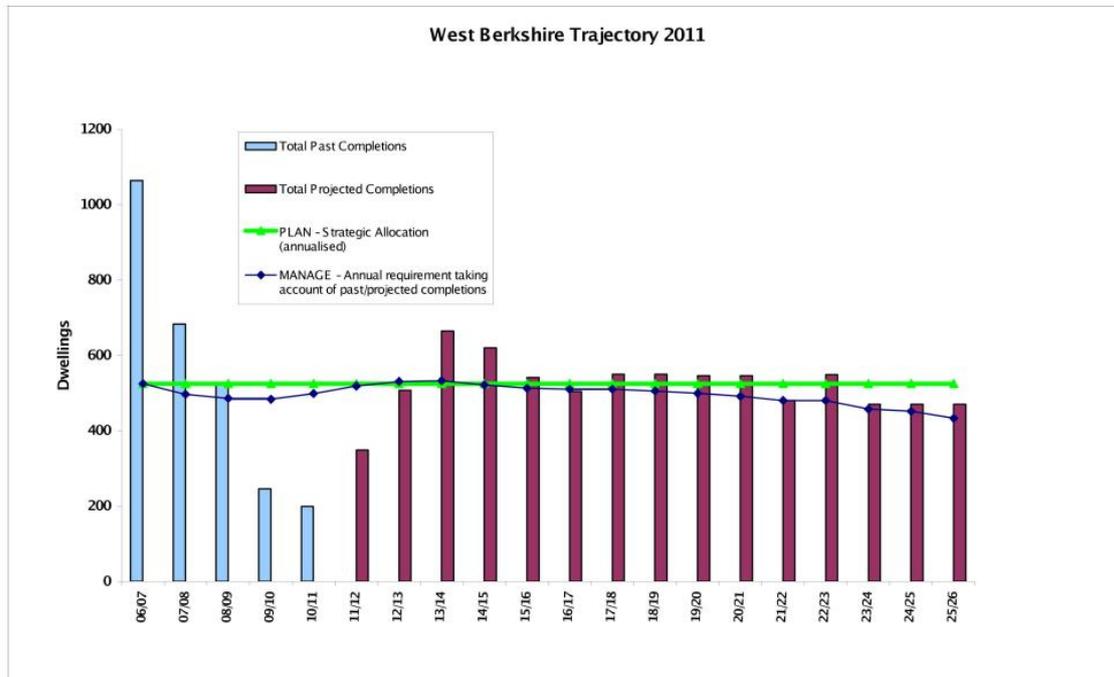
Appendix B: Housing Land Supply

Housing Trajectory

The site-based trajectory compares past performance on housing supply to future anticipated supply. Current commitments at March 2011 that have been assessed as deliverable or developable, allocated sites, the strategic sites at Newbury Racecourse and at Sandford, identified large and medium sites (some of which will be allocated in the Site Allocations and Delivery DPD) together with a cautious small site windfall allowance for the final years of the plan, have all been phased over the plan period. The resultant graph illustrates the projected level of completions.

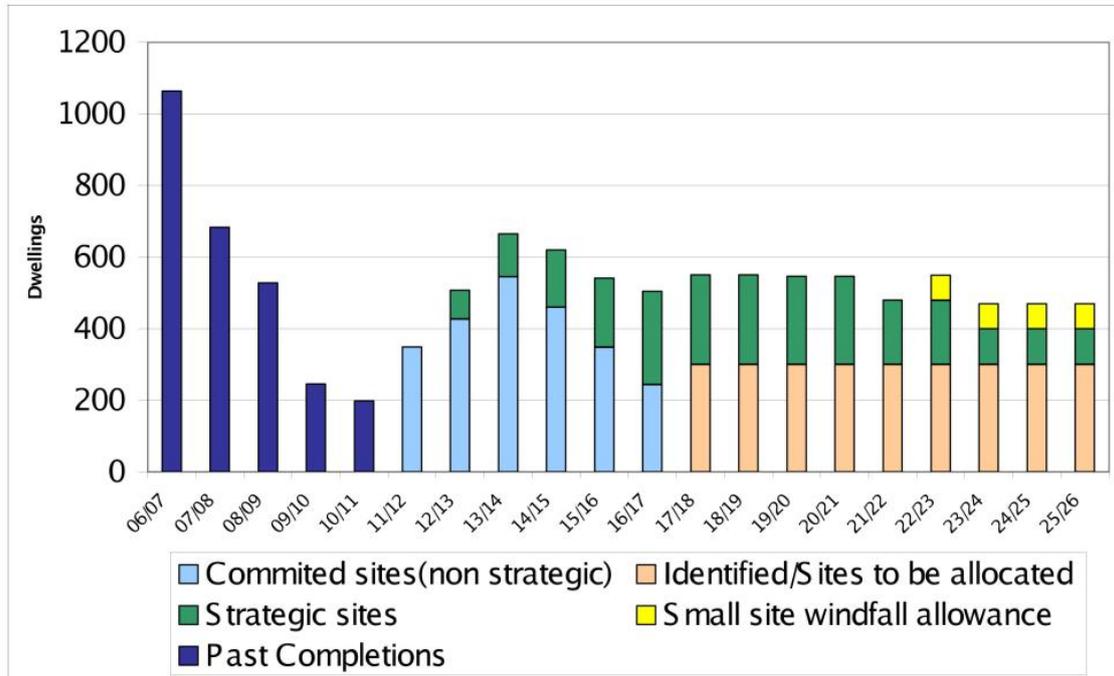
The trajectory will be updated annually as part of the annual monitoring process and reported in the AMR.

Figure 6 Housing Trajectory 2011



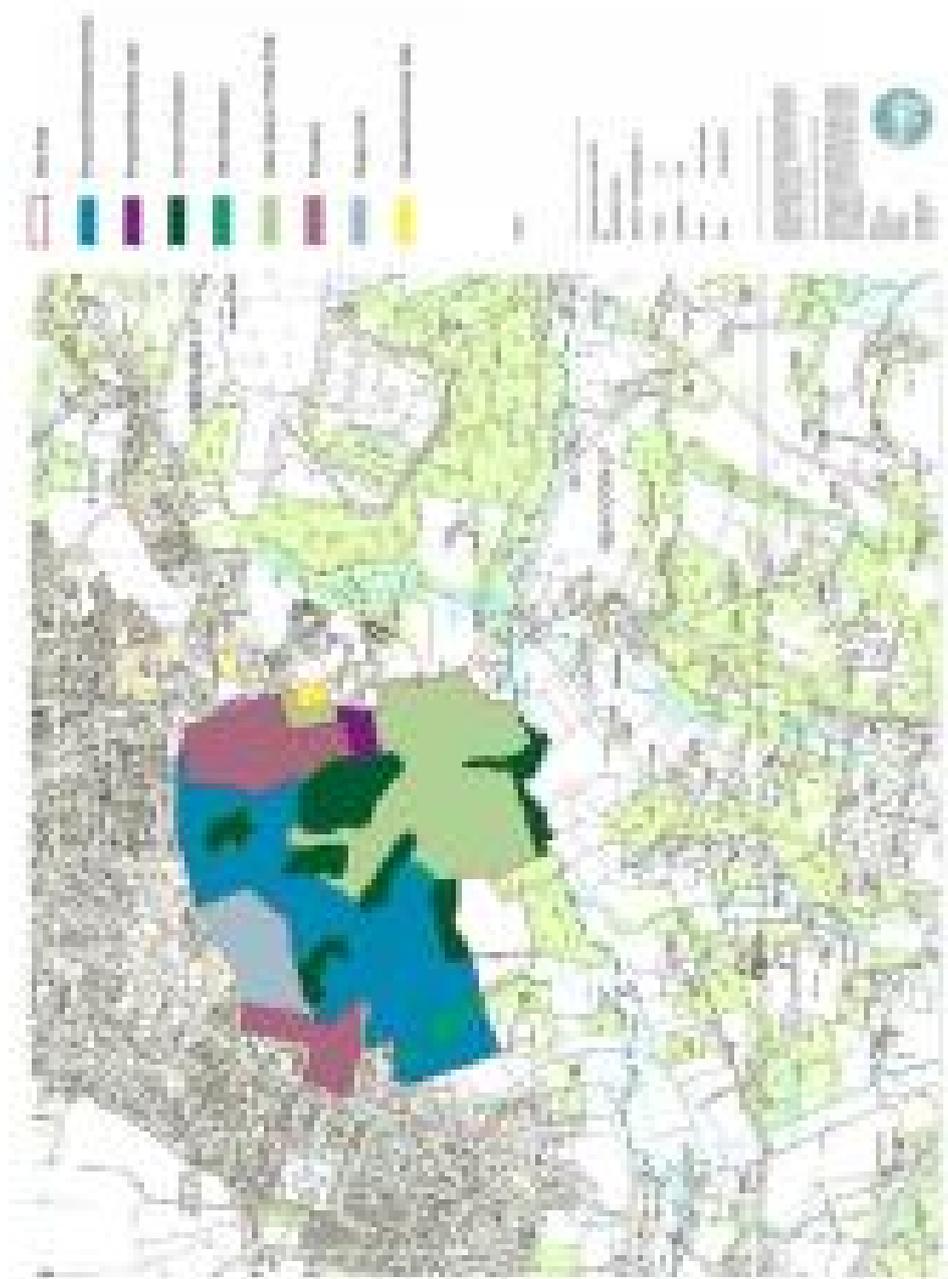
Appendix B: Housing Land Supply

Figure 7 Composition of Housing Supply at March 2011



Appendix C: Sandlesford Concept Plan

Figure 8



Appendix D: Critical Infrastructure Schedule of the Infrastructure Delivery Plan

Appendix D: Critical Infrastructure Schedule of the Infrastructure Delivery Plan

Critical Infrastructure Schedule

The following schedule sets out, in summary form, the infrastructure that is required to deliver the strategy. It is drawn from the Infrastructure Delivery Plan (IDP) and reflects the position at adoption. The IDP is a separate document to the Core Strategy and will be updated in the light of changing circumstances.

This summary is intended to assist the proper long term planning of the District. For any particular development proposal, the need for, and nature of, any contribution to any of the items listed will be considered in accordance with relevant national policy on planning obligations and the CIL Regulations.

Specific infrastructure provisions have already been secured for the major housing scheme that has been granted planning permission at Newbury Racecourse.

ROAD NETWORK

Newbury/Thatcham Spatial Area:

- Junction improvements along the A339 in Newbury: Robin Hood gyratory.
- Junction improvements along the A339 in Newbury: Bear Lane/ B3421.
- Junction improvements along the A339 in Newbury: Greenham Rd/ St John's Rd A343.
- Intelligent Transport Systems in relation to traffic signals.

Newbury Racecourse:

- Junction improvements Racecourse Road Site access.
- Junction / route improvements along the A4: Hambridge Road (Newbury) and Lower Way (Newbury).
- Bridge over the railway line linking the Racecourse site to Hambridge Road/Hambridge Lane.

Sandleford Park:

- 2 accesses at Sandleford onto Monks Lane.
- Junction improvements along the A339 in Newbury: Pinchington Lane.
- Junction improvement: Monks Lane/ Newtown Road.
- Junction improvement: Monks Lane / A343 Andover Road (including pedestrian and cycle improvements).
- Junction improvement: A34 / A343 south.

RAIL

Newbury/Thatcham Spatial Area:

- Improvements at Newbury Racecourse Station.
- Improvements at Newbury Station.

PUBLIC TRANSPORT

West Berkshire-wide and Strategic Sites:

- Bus infrastructure improvements in connection with strategic sites and other areas (real time passenger information, Kassel kerbs, shelters, etc.).

Appendix D: Critical Infrastructure Schedule of the Infrastructure Delivery Plan

Newbury/Thatcham Spatial Area:

- Newbury to Basingstoke bus link improvements.

Sandleford Park:

- Improved / new service linking Sandleford and Newbury Town Centre.
- Bus access from Sandleford to Andover Road through Warren Road.

Newbury Racecourse:

- New shuttle bus service between Newbury and Thatcham.

CYCLING AND WALKING INFRASTRUCTURE

Newbury/Thatcham Spatial Area:

Newbury Racecourse:

- Improved pedestrian/cycle access to/from Racecourse.
- Improvements to National Cycle Route 4 on Canal tow path western area.

Sandleford Park:

- Improved pedestrian/cycle crossing links at Monks Lane and Newtown Road (College roundabout and other crossing points).

AFFORDABLE HOUSING

West Berkshire-wide:

- District-wide requirement for up to 40% affordable housing to be provided as part of new residential development.
- Actual levels of provision to be negotiated on a site by site basis.

WASTE MANAGEMENT

East Kennet Valley Spatial Area:

- Integrated Waste Management Facility, Padworth Sidings.

ENERGY SUPPLY

West Berkshire-wide:

- Various upgrades to existing off site 11KV infrastructure across West Berkshire.
- Various upgrades to gas infrastructure across West Berkshire.

Newbury/Thatcham Spatial Area

Newbury Racecourse:

- Offsite improvements to 11kv infrastructure in the form of 1 or 2 cable circuits from the Riverside Primary S/S to site.
- 33kv Reinforcement of the Substation also likely.

Appendix D: Critical Infrastructure Schedule of the Infrastructure Delivery Plan

Sandleford Park:

- Offsite 11kv infrastructure in the form of 1 or 2 cable circuits from the St Johns Primary S/S to site.

WATER AND WASTE WATER

West Berkshire-wide:

- Some upgrades to existing waste water infrastructure across West Berkshire

Newbury/Thatcham Spatial Area:

- Upgrade to the main terminal pumping station in Newbury.

Sandleford Park:

- Upgrade to wastewater infrastructure will be required.

DRAINAGE

West Berkshire-wide including Strategic Sites:

- Sustainable Urban Drainage Systems

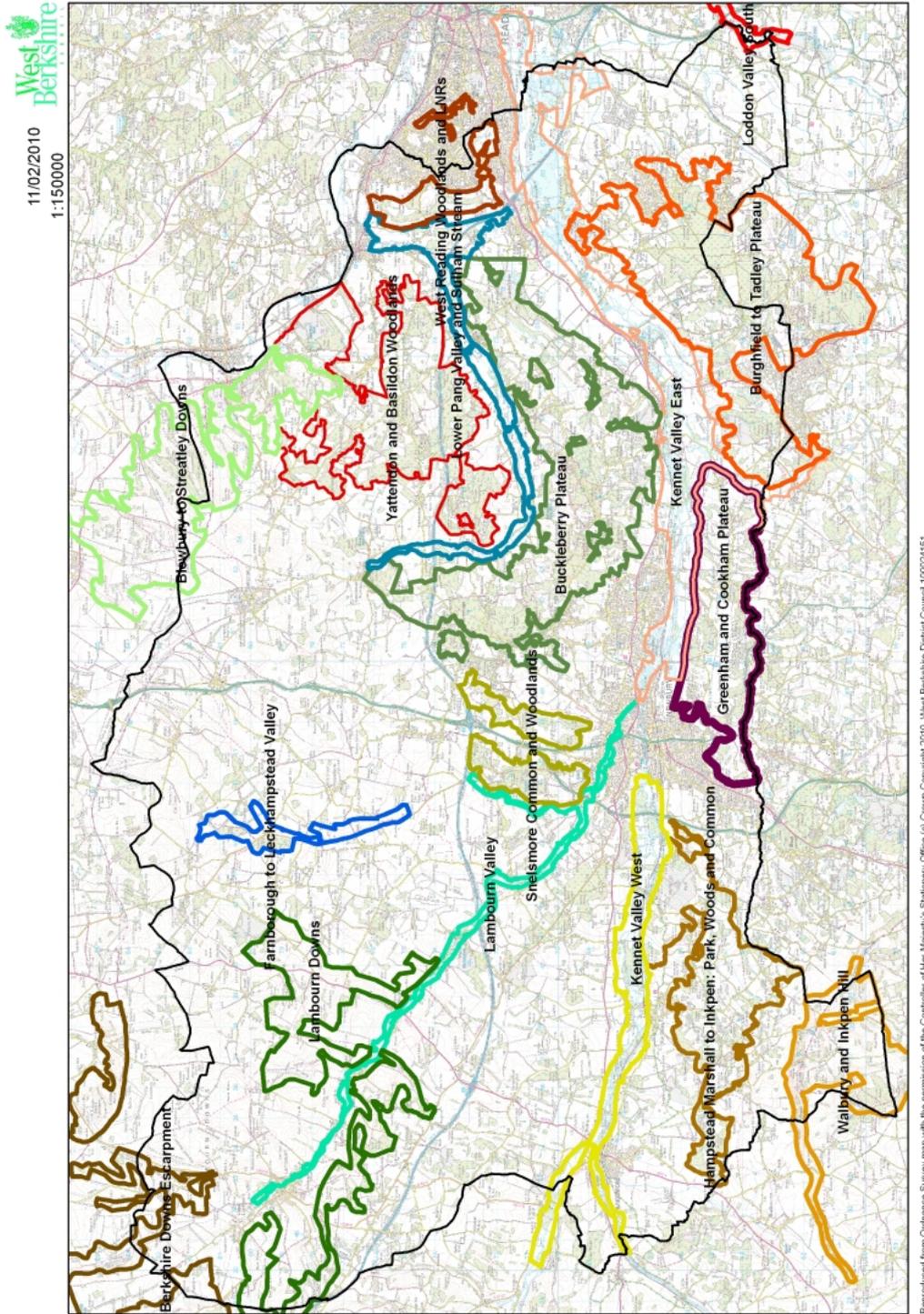
Appendix E: Biodiversity Opportunity Areas

Appendix E: Biodiversity Opportunity Areas

The Biodiversity Opportunity Areas Map is the property of the members of the South East England Biodiversity Forum. For more information please see www.sebiodiversity.org.uk

Appendix E: Biodiversity Opportunity Areas

Figure 9 Biodiversity Opportunity Areas



Appendix F: Saved Local Plan Policies replaced by Core Strategy

Appendix F: Saved Local Plan Policies replaced by Core Strategy

Details of how Core Strategy policies replace saved policies of the West Berkshire District Local Plan 1991-2006

Core Strategy Policy	Superseded West Berkshire District Local Plan Policy ⁽¹⁰¹⁾
NPPF	
ADPP1	OVS.1, ENV.18, HSG.5
ADPP2	SHOP.2
ADPP3	
ADPP4	
ADPP5	
ADPP6	
CS1	
CS2	
CS3	HSG.5
CS4	HSG.8
CS5	OVS.3
CS6	HSG.9
CS7	HSG.17, HSG.17A
CS8	
CS9	ECON.1, ECON.2A
CS10	
CS11	
CS12	ECON.8, ECON.9
CS13	
CS14	ECON.2A, OVS.2, OVS.9, OVS.11, ENV.17
CS15	OVS.9, OVS.10
CS16	
CS17	ENV.8, ENV.9
CS18	ENV.14, ENV.31, RL.4
CS19	OVS.2, ENV.1, ENV.4, ENV.33, ENV.38

Appendix F: Saved Local Plan Policies replaced by Core Strategy

The remaining saved policies of the West Berkshire District Local Plan will remain in force until replaced by the Site Allocations and Delivery DPD upon adoption.

Policies that were not saved by the Secretary of State beyond September 2007 are as follows: OVS.3A, OVS.4, ENV.2, ENV.3, ENV.5, ENV.6, ENV.7, ENV.9A, ENV.10, ENV.11, ENV.11A, ENV.11B, ENV.12, ENV.13, ENV.15, ENV.21, ENV.25A, ENV.25, ENV.26, ENV.28, ENV.30, ENV.32, ENV.34, ENV.35, ENV.36, ENV.37, ENV.39, ENV.40, HSG.2, HSG.4, HSG.7, HSG.10, HSG.15, HSG.16, ECON.2, ECON.3, ECON.4, SHOP.1A, SHOP.4, TRANS.2, TRANS.4, TRANS.5, RL.3A, RL.4A, RL.6, RL.7.

Appendix G: List of Protected Employment Areas

Appendix G: List of Protected Employment Areas

Protected Employment Areas were originally designated through the West Berkshire District Local Plan 1991 – 2006, Saved Policies and are shown on the Proposals Map accompanying the Core Strategy. Protected Employment Areas are parcels of land designated for B class uses as defined within the Town and Country Planning (Use Classes) Order 1987 (as amended). These designations have been carried forward into this Core Strategy and will continue to be used until reviewed under the Site Allocations and Delivery DPD.

Protected Employment Areas are as follows:

Aldermaston	<ul style="list-style-type: none"> • Calleva Park • Paices Hill/Youngs Industrial Estate
Beenham	<ul style="list-style-type: none"> • Beenham Industrial Area
Hermitage	<ul style="list-style-type: none"> • Red Shute Hill
Hungerford	<ul style="list-style-type: none"> • Station Yard • Smitham Bridge (Hungerford Trading Estate) • Charnham Park
Lambourn	<ul style="list-style-type: none"> • Membury Estate • Lowesdon Works
Newbury	<ul style="list-style-type: none"> • Hambridge Road/Lane • London Road Estates • Newbury Business Park • Turnpike Estate • Castle Estate
Pangbourne	<ul style="list-style-type: none"> • Horseshoe Park
Thatcham	<ul style="list-style-type: none"> • Green Lane • Colthrop Estate
Theale	<ul style="list-style-type: none"> • Arlington Business Park • Station Road and adjacent estates • Theale Lakes at Sheffield Bottom

Glossary

The following terms are referred to in the Core Strategy document and accompanying consultation material.

Term	Acronym	Explanation
Adoption		Formal approval by the Council of a DPD or SPD where upon it achieves its full weight
Annual Monitoring Report	AMR	Annual statement analysing the implementation of policies.
Appropriate Assessment	AA	Regulations require that an appropriate assessment is carried out to determine the impact of plans and projects on sites of European importance for nature conservation
Area of Outstanding Natural Beauty	AONB	A national designation to conserve and enhance the natural beauty of the landscape. The North Wessex Downs AONB covers 74% of West Berkshire
Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust	BBOWT	An independent county-based trust working to conserve and enhance wildlife
Biodiversity Action Plan	BAP	A Plan with a list of actions designed to protect and restore biological systems
Biodiversity Opportunity Area	BOA	An area identified to have the greatest opportunities for habitat creation and recreation
Building Research Establishment Environmental Assessment Method	BREEAM	An environmental assessment method for buildings which sets standards for best practice in sustainable design
Code for Sustainable Homes		A national standard for sustainable design and construction of new homes
Commission for Architecture and the Built Environment	CABE	The government's former advisor on architecture, urban design and public space. Merged with the Design Council in 2011
Conservation Area		Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment
Conservation Area Appraisal		A study to determine whether an area is of sufficient quality to justify designation as a Conservation Area
Core Strategy		The overall spatial planning policies and objectives for an area

Glossary

Term	Acronym	Explanation
Council		In this context, the local planning authority; in this case West Berkshire Council. References to full Council are to the meeting of all elected members which is the Council's supreme decision making body
Council Strategy		Statement of the Council's aims and priorities
Development Plan Document	DPD	A statutory document which is the primary consideration in determining planning applications. It is required to undergo public testing (inquiry or examination before an independent inspector or panel)
Employment Land Assessment	ELA	A study to assess the supply and demand of employment land across the District
Evidence Base		Background information on the District, including its needs and predictions of what might be needed in the future
Examination (in Public)	EiP	In this context the forum at which an independent Inspector considers the soundness of a development plan document
Executive		In this case, the Council's lead decision making body comprised of elected members
Flood Risk Assessment	FRA	An assessment identifying the risk of flooding, particularly in relation to residential, commercial and industrial land use
Green Infrastructure	GI	A term used to describe a network of 'multi-functional' green space, including wetlands, woodlands and parks
Housing Trajectory		Diagram showing housing delivery and expected trends of development
Infrastructure Delivery Plan	IDP	A document which identifies future infrastructure and service needs for the District over the Core Strategy Plan period.
Inset map		Specific section of a Proposals Map
Landscape Character Assessment	LCA	An assessment to develop a consistent and comprehensive understanding of the character of the landscape
Lifetime Homes		An identified set of nationally adopted design principles based around 16 design features to ensure that new homes are accessible and easily adaptable to meet changing needs as people get older
Limited Infill Development		Minor development within settlement boundaries which may consist of development in a gap in an otherwise built-up frontage, development on previous undeveloped land or small-scale redevelopment
Living Landscape		A designation/project to protect, expand and enhance a unique and diverse landscape; creating an environment richer in wildlife

Glossary

Term	Acronym	Explanation
Local Plan Document		Either a Development Plan Document or a Supplementary Planning Document
Local Development Scheme	LDS	The public programme for producing elements of the Local Plan
Local Development Framework	LDF	The portfolio of Local Development Documents that provided the framework for delivering the spatial strategy for the area. The NPPF does not refer to the LDF, but refers to planning policy documents as the Local Plan
Local Strategic Partnership	LSP	A grouping of local stakeholders – local councils, business, voluntary sector – working together in the local community. The local LSP is the West Berkshire Partnership
Local Transport Plan	LTP	A plan setting out a transport planning policy framework and strategy for the delivery of local transport measures over the next five years, within the context of a longer term local transport vision
Material consideration		A factor or document which can be taken into account in deciding a planning application
Monitoring		A check of the effectiveness of policies
Parish Plan		Action plans produced by and for local communities, setting out a vision for how the local community would like to develop
National Planning Policy Framework	NPPF	The National Planning Policy Framework, published in March 2012, sets out the Government's planning policies for England and how these are expected to be applied. It replaces the previous Planning Policy Statements and Guidance
Planning Inspectorate		National agency which supplies independent planning inspectors
Previously Developed Land	PDL	Previously Developed Land. Defined by Government as "Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time" (NPPF Annex 2)

Glossary

Term	Acronym	Explanation
Proposals Map		Map showing policy areas on an Ordnance Survey map base
Public examination		See Examination (in Public) above
Regional Spatial Strategy	RSS	Government planning policies for the region. Now part of the development plan
Saved Development Plans or Policies		Development Plans or Policies which have been saved by the Secretary of State beyond their life-span until they are replaced by Development Plan Document or Policy
Site of Special Scientific Interest	SSSI	Identified protected areas of nature conservation and scientific value identified by Natural England as being of national (and sometimes international) importance
South East Plan		RSS for the South East
Smart Growth		Lifting under performance through increasing the region's stock of businesses; maximising the number of people ready for employment at all skill levels, and ensuring they are equipped to progress in the labour market; increasing the participation of South East businesses (especially small businesses and social enterprise) in tendering for public sector contracts; reducing road congestion and pollution levels by improving travel choice, promoting public transport, managing demand and facilitating modal shifts; ensuring sufficient and affordable housing and employment space of the right type and size to meet the needs of the region and create the climate for long-term investment through efficient use of land resources, including mixed-use developments; and improving the productivity of the workforce and increasing economic activity. (Regional Economic Strategy 2006-2016)
Spatial strategy		An integrated planning/development strategy aiming to achieve a range of objectives
Special Area of Conservation	SAC	An area designated to protect the habitats of threatened species of wildlife under EU Directive 92/43
Special Protection Area	SPA	An area designated to protect rare and vulnerable birds under EC Directive 79/409
Stakeholder		In this context an organisation or individual with an interest in local planning matters
Statement of Community Involvement	SCI	Adopted document setting out how the Council will involve the community in the planning process

Glossary

Term	Acronym	Explanation
Strategic Flood Risk Assessment	SFRA	A document required by the NPPF which is produced in consultation with the Environment Agency, used to inform the Local Plan. Its primary purpose is to determine the variation of flood risk from all sources of flooding across the District
Strategic Housing Land Availability Assessment	SHLAA	A document required by the NPPF which is updated annually and identifies a range of sites that may have potential for housing development over the coming years
Strategic Road Network	SRN	A national network of major roads which are managed by the Highways Agency. In West Berkshire the M4 and the A34 are part of the Strategic Road Network
Submission		Stage at which a prepared DPD is presented to the Secretary of State. Similar to the deposit stage under the old system in that formal representations can be made
Supplementary Planning Document	SPD	A local development document which does not have DPD status but which is taken into account as a material consideration in the determination of planning applications. They cannot introduce new policies but can give additional guidance in support of existing policies within statutory planning documents
Supplementary Planning Guidance	SPG	Planning guidance providing additional guidance in support of policies in statutory planning documents. Now being superseded by Supplementary Planning Documents
Sustainability Appraisal	SA	A single appraisal tool which provides for the systematic identification and evaluation of the economic, social and environmental impacts of a proposal
Sustainable Community Strategy	SCS	Strategic objectives and action plan produced by LSP
Sustainable Drainage System	SuDS	A sequence of management practices and control structures designed to drain surface water in a sustainable manner
Thames Valley Environmental Records Centre	TVERC	A 'not for profit' operation run by a partnership of organisations that collect information about the natural environment
Unitary Authority		A single tier local authority providing a full range of local government functions. West Berkshire Council is a unitary authority
Village Design Statement	VDS	Local design guidance produced by local community and adopted by the Council
West Berkshire Partnership		The Local Strategic Partnership

Glossary

Term	Acronym	Explanation
West Berkshire Planning Strategy		The Council's original Core Strategy. Submitted to Government in September 2006 and subsequently withdrawn. The Core Strategy is now known as the West Berkshire Core Strategy

Affordable housing definition

Affordable Housing is defined in the NPPF as:

Affordable housing is social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing may not be considered as affordable housing for planning purposes.

The Council uses the above definition of affordable housing and defines the term affordable as accommodation which is available at a price or rent which is not more than 30% of a household's net income.

Affordable housing is normally and preferably provided on-site and through Housing Associations (Registered Providers; RP). Affordable housing can sometimes be provided on sites owned by the Housing Associations, but more often the provision comes through obligations placed on developments by the planning system.

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

West Berkshire Council
Planning and Countryside

Council Offices
Market Street
Newbury
RG14 5LD

T: 01635 519111

F: 01635 519408

E: planningpolicy@westberks.gov.uk

www.westberks.gov.uk/planningpolicy

WBC/P&C/CP/0213