Local Plan Review 2020 -2037: Emerging Draft

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1 Introduction and Background

Setting the scene

1.1 West Berkshire District Council is preparing new planning policies to plan for development across the District up to 2037. Our new planning policies will be contained in the West Berkshire Local Plan Review (LPR).

1.2 We are at an early stage in the plan-making process and this document is an emerging draft version of the Local Plan Review. We think it is important to understand what our stakeholders think at this stage and so that is why we are undertaking a consultation now. We want to give you another opportunity to influence the plan before we have to formally consult on our draft LPR next year. The consultation on this document starts on Friday 11 December 2020. It will run for 8 weeks and **close at 4.30pm on Friday 5 February 2021**. The best way to respond to the consultation is via our online consultation portal. You will need to register, but then any comments you make will be stored in your account for your future reference.

1.3 After this consultation ends, we will consider all responses we receive and prepare the draft version of the Local Plan Review which we hope to publish in Spring 2021

What is the Local Plan Review and what is it for?

1.4 The purpose of the planning system is to contribute to the achievement of sustainable development[(1)] which is defined as development that meets the needs of the present without compromising the ability of future generations to meet their own needs[(2)]. Put another way, the planning system tries to ensure that the right development happens in the right place at the right time, benefiting communities and the economy.

1.5 The planning system should be plan-led. Concise and up-to-date development plans should provide a positive vision for the future of an area; a framework for meeting housing needs and other economic, social and environmental priorities; and a way for local people to shape their surroundings. Planning applications must be decided in accordance with the development plan, unless relevant considerations indicate otherwise.

1.6 The West Berkshire Local Plan Review is an important part of the development plan. It identifies the development that is required to meet local needs until 2037. It sets out the strategy for distributing development within the district and the policies for protecting, conserving and enhancing the natural and built environment. It helps local people in West Berkshire achieve sustainable development.

1.7 **It is important that the LPR is read as a whole. All LPR policies should be viewed together and not in isolation in the preparation and consideration of planning applications. Development proposals will be judged against all relevant policies. All Development Plan policies will be taken into account in determining planning applications, along with other material considerations in a proportionate manner. Please note that the policies in the LPR do not list or cross-refer to all other policies that may be relevant.**

Why are we reviewing the Local Plan?

1.8 The current West Berkshire Local Plan comprises:

- West Berkshire Core Strategy Development Plan Document (DPD) (2006-2026) (adopted 2012)

1 Paragraph 7, National Planning Policy Framework (NPPF) (2019)
2 Report of the World Commission on Environment and Development: Our Common Future (1987)

1 Introduction and Background

- Housing Site Allocations Development Plan Document (adopted 2017)
- West Berkshire District Local Plan 1991-2006 (Saved Policies)

1.9 The current local plan plans for development up to 2026. National policy, contained within the National Planning Policy Framework (NPPF) requires that a local plan is kept up-to-date. It also requires that a local plan should look ahead over a minimum 15 year period. Therefore to ensure we meet these policy expectations, and the related legislative requirements[(3)], the Council is reviewing the Local Plan.

1.10 Importantly, we are also establishing a new housing requirement which will look forward to 2037. This is informed by the Local Housing Need (LHN) conducted using the standard method in national planning guidance.

1.11 From 6 August – 1 October 2020, the Government consulted on a document called "Changes to the current planning system" which proposed to change the current standard method for assessing housing need. There is, however, no certainty as to whether this proposal will be taken forward and we will need to ensure that the Local Plan Review reflects our housing requirement in line with published government policy.

1.12 Local plans can be reviewed in whole or in part. The intention is that this review of the Local Plan will replace in one document the three documents listed above.

What is the wider context?

Nationally:

1.13 Local plans must be consistent with the principles and policies contained within the NPPF. The NPPF covers most forms of development and sets out the Government's economic, environmental and social priorities for planning in England. Local Plans must also be produced in line with relevant primary and secondary legislation.

Regionally:

1.14 Local planning authorities are expected to work collaboratively with other bodies to ensure that strategic priorities are properly co-ordinated across administrative boundaries. Joint working is expected between neighbouring authorities to enable local planning authorities to meet development requirements which cannot wholly be met within their own areas.

Locally:

Minerals and Waste

1.15 West Berkshire Council is also responsible for producing minerals and waste local plans. The West Berkshire Minerals and Waste Local Plan has been in preparation for a number of years. The proposed submission version of the Minerals and Waste Local Plan is due to be consulted on in early 2021.

Neighbourhood Planning

1.16 Parish and town councils within West Berkshire can produce neighbourhood plans which, when adopted, also form part of the development plan, together with the West Berkshire Local Plan Review and the West Berkshire Minerals and Waste Local Plan. Neighbourhood plans must be in

3 As contained in The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017

general conformity with, and reflect the strategic policies in, the Local Plan Review. Neighbourhood plans should not promote less development than set out in the Local Plan, but can promote more development. In West Berkshire we have one made neighbourhood plan – the Stratfield Mortimer Neighbourhood Development Plan (2017).

Other Council Strategies

1.17 The Council has adopted a number of strategies which the LPR has taken account of. These include, but are not limited to: the Council Strategy; the Environment Strategy; the Economic Development Strategy and; the Housing Strategy which is also currently being updated.

What has happened so far?

1.18 The review of the Local Plan started in 2018. We set out the scope and content of our Local Plan Review in our Local Plan Review Scoping Report and accompanying Sustainability Appraisal Scoping Report which we consulted on between February and March 2018. The feedback we received is contained within our LPR Scoping Report Consultation Statement.

1.19 We then undertook a second round of consultation between November and December 2018 seeking views on our proposed:

- Vision for the Local Plan Review
- Revision of the existing spatial areas
- Methodology for reviewing the existing settlement hierarchy
- Criteria for the settlement boundary review
- Update of our assessment of existing Local Plan Policies

1.20 The feedback we received is contained in our Consultation Statement.

1.21 In February 2020, we published our assessments of sites that were submitted to us as part of the Housing and Economic Land Availability Assessment (HELAA). We also undertook focussed consultation with parish and town councils, and neighbourhood plan (NDP) groups seeking views on the sites assessed in the HELAA.

1.22 We have taken into account all of the view expressed during these consultations in preparing the LPR. The results of this work have led us to this emerging draft version. There are still aspects of the LPR which need further work. For example, an updated Policies Map has yet to be produced as there is still work to do on finalising settlement boundaries and town centre boundaries. The document being consulted on has been produced during extraordinary times and some activities such as site visits have taken far longer than usual to plan and undertake.

Duty to Cooperate

1.23 Section 110 of the Localism Act places a legal duty on local planning authorities and other prescribed bodies to cooperate with each other when preparing development plan documents in order to address strategic planning issues relevant to their areas. The LPR is being produced through close partnership working with our neighbouring local authorities to ensure that cross-boundary planning issues are being taken into account. Key work on satisfying the Duty takes place on an ongoing basis. The Council will prepare a Duty to Cooperate Statement to accompany the LPR and which will set out in detail how we cooperate on strategic cross-boundary issues in order to create and deliver a positively prepared plan.

1 Introduction and Background

What evidence supports the LPR?

1.24 One of the key features of the plan-led system is that development plans should be based on up-to-date evidence. The LPR is underpinned by a wide-ranging evidence base, which has been prepared and reviewed over the past three years. The aim has been to understand how West Berkshire functions as a place, what makes it unique, and what is required to conserve and enhance that uniqueness.

1.25 The evidence can be broken down into two parts:

- The views and experiences of our local communities and those with a stake in the future of the District; and
- Technical research in the form of published studies

1.26 The LPR is supported by a vast amount of national and local information and numerous professional studies. These are referred to at various points in the LPR and are published on the Council's website. As this is an emerging draft version of the LPR, not all evidence has been completed. The evidence base will be added to as the plan progresses.

Structure of the LPR

1.27 The Local Plan Review includes a vision, strategic objectives and a set of policies which together provide a policy framework for assessing planning applications and guiding development across West Berkshire. It is set out as follows:

- **Introduction and context**
- A **spatial portrait** which describes and sets out a snapshot of West Berkshire in facts and figures
- Our **Vision** of what West Berkshire will look like in 2037
- Our **Strategic Objectives** which represent the key delivery outcomes that the LPR should achieve and against which its success will be measured
- Our **Development Strategy** which sets out our overall approach for managing growth and change across the district up to 2037 and which outlines our place based approach focusing on the following spatial areas:
    - Newbury and Thatcham
    - Eastern Area
    - North Wessex Downs AONB
- **Strategic policies** which set out the overarching principles for development and which are considered fundamental to achieving the Vision and Strategic Objectives, focusing on:
    - Our place based approach
    - Our environment and surroundings
    - Delivering housing
    - Fostering economic growth and supporting local communities
- **Non-strategic site allocation policies** which, led by the capacity of the landscape, allocate large, medium and small residential and mixed-use sites for development within each of the spatial areas
- **Development Control policies** which are considered in the context of the strategic policies, providing more detail on specific issues

- **Appendices** which set further technical information and guidance to assist in implementing the policies, including **Implementation and Monitoring**
- **Policies Map** which geographically illustrates the LPR policies

Testing the LPR

1.28 All local plans must be accompanied by a sustainability appraisal (SA) of the plan. The SA offers a systematic and robust way for checking and improving on plans and their policies as they are being developed. It helps planning authorities to fulfil the objective of contributing to the achievement of sustainable development in preparing their plans, and thus contributes to sound plan making.

1.29 The SA process is intended to be an integral part of preparing a Local Plan, rather than an adjunct to it. The interim SA of the emerging draft version of the West Berkshire Local Plan Review has been fully integrated into the plan-making process, so that it has informed and influenced the plan as it has evolved. The SA will continue to evolve as the plan progresses.

Next steps

1.30 After this consultation ends, we will consider all responses we receive. We will also finalise any outstanding evidence and prepare the next version of the LPR. We are aiming to consult on that next version in May 2021.

2 Context

2.1 West Berkshire is a unitary authority of 704 square kilometres, located in the south east of England. About 90% of the District is rural in character. The North Wessex Downs Area of Outstanding Natural Beauty (AONB) is a nationally important and legally protected landscape, designated for the quality of its scenic beauty. Approximately 74% of West Berkshire is within the AONB.

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

2.3 The population estimate of the District is 158,400 (mid 2019). Approximately 44% of residents live in the Newbury and Thatcham urban area, 17% in the suburban areas to the west of Reading borough with the remainder in the rural areas. This rural population is dispersed across a large number of towns, villages and smaller settlements each of which has its own identity, as well as its own specific needs and concerns.

2.4 This rural dimension is very important in shaping the character of West Berkshire, its communities, economy and environment. The importance of agriculture 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 review of the Local Plan. The rural environment of West Berkshire adds significantly to the quality of life enjoyed by urban residents of the District and is a considerable asset for the area.

2.5 West Berkshire is part of the Thames Valley which is recognised as the most dynamic and competitive sub-regional economy in the UK. Employment provision in West Berkshire is diverse and, notwithstanding the current economic uncertainty which both COVID-19 and Brexit bring, rates of employment in the District are high.

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

3 Shaping West Berkshire: Vision and Objectives

Our Vision

3.1 West Berkshire will provide the space and environment for sustainable development, including supporting infrastructure, that retain and attract creative and sustainable business growth with training and employment opportunities. A variety of different sectors together with a combination of larger businesses and Small and Medium-sized Enterprises will ensure a resilient and sustainable economy. The local economy will help to create benefits for the environment, culture and social well-being.

3.2 Making available housing of different types, sizes, tenures and affordability will be a priority in order to provide West Berkshire residents with homes and environs at sustainable locations in towns and villages that meet their needs, whatever their income, stage of life and ability.

3.3 Development and infrastructure will be sustainable, contributing to our aim to deliver carbon neutral by 2030[(4)], and of a high quality design that is in keeping with the character and local distinctiveness of the area. Development will be better connected to local services, facilities and open space within the District, and where relevant, in adjoining local authority areas, all of which will foster community cohesion, health and wellbeing. Development will minimise waste and pollution to our air and water, its rivers and aquifers. It will be energy efficient to reducing our carbon footprint, the risk of flooding and higher temperatures by taking advantage of new technologies as they emerge and by integrating green space and green infrastructure.

3.4 West Berkshire's landscape in the North Wessex Downs will remain of outstanding value and its biodiversity more abundant in settlements and the surrounding countryside. Heritage assets will be conserved and enhanced and there will be greater opportunity for enjoyment and appreciation of the special qualities of the built and natural environment.

Our Strategic Objectives

3.5 Our strategic objectives are both all-encompassing and interrelated and apply in both urban and rural areas. They represent the key delivery outcomes that the Local Plan Review (LPR) should achieve and it is against these objectives that the success of the LPR will be measured.

1. Climate Change

To mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.

2. Housing

To ensure that the identified housing need will be met across the District up to the end of the plan period.

3. Sustainable and Quality Development

To ensure provision of sustainable developments of high quality design, construction and efficiency (including land use) which contribute to an attractive, safe and accessible environment for all.

4. Economy

4 Page 5, Environment Strategy 2020-2030

3 Shaping West Berkshire: Vision and Objectives

To facilitate and support a strong, diverse and sustainable economic base across the District, including the provision of employment land which provides for a range of local job opportunities.

5. Town Centres

To enhance the vitality and viability of town, district and local centres in West Berkshire as places for shopping, leisure and community activities.

6. Culture

Together with partners, to develop and promote the cultural distinctiveness of the area, recognising it is fundamental to the improved future wellbeing and sustainability of West Berkshire's economy and communities.

7. Heritage

To conserve and enhance the local distinctive character, identity, significance and special interest of the built, historic and natural environment in West Berkshire's towns, villages and countryside.

8. AONB

Together with partners, to continue to conserve and enhance the North Wessex Downs AONB, with appropriate landscape-led development delivering wider environmental, economic and social benefits.

9. Green Infrastructure and Healthy Living

To ensure that West Berkshire contains a strong network of multi-functional green infrastructure which provides health and environmental benefits and enhances the overall quality of life of sustainable communities.

10. Transport

To make provision for transport networks that support sustainable growth in West Berkshire and to promote low emission transport choices.

11. Infrastructure

To ensure that infrastructure needs (physical and social) arising from the growth in West Berkshire are provided to support and keep pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.

4 Development Strategy: Our place based approach

Background

4.1 The spatial strategy sets out our overall strategy for the pattern and scale of development across the District. It seeks to deliver the spatial vision and objectives for the District and has been informed by:

- National planning policy
- Other plans and strategies
- Key pieces of the evidence base
- Responses to previous consultation on the Local Plan Review

National planning policy

4.2 The NPPF says that Local Plans should provide a positive vision for the future; a framework for addressing housing needs and other economic, social and environmental priorities. The Local Plan should contribute to the achievement of sustainable development and plan positively for development and infrastructure in co-operation with neighbouring authorities. The NPPF promotes the effective use of land including re-using previously developed land, encourages higher densities in urban areas of high housing demand and refers to the need to release small and medium sized sites for development.

Other plans and strategies

4.3 Key Council Strategies are reflected in the West Berkshire Vision 2036 which contains five strategic aspirations including housing to meet the needs of all in the community, a productive, growing and dynamic local economy and conserving and enhancing our cultural, historic and landscape assets. A climate emergency was declared by the Council in July 2019 and an Environment Strategy has recently been published.

Key pieces of evidence

4.4 The scale of growth that is required during the plan period is informed by:

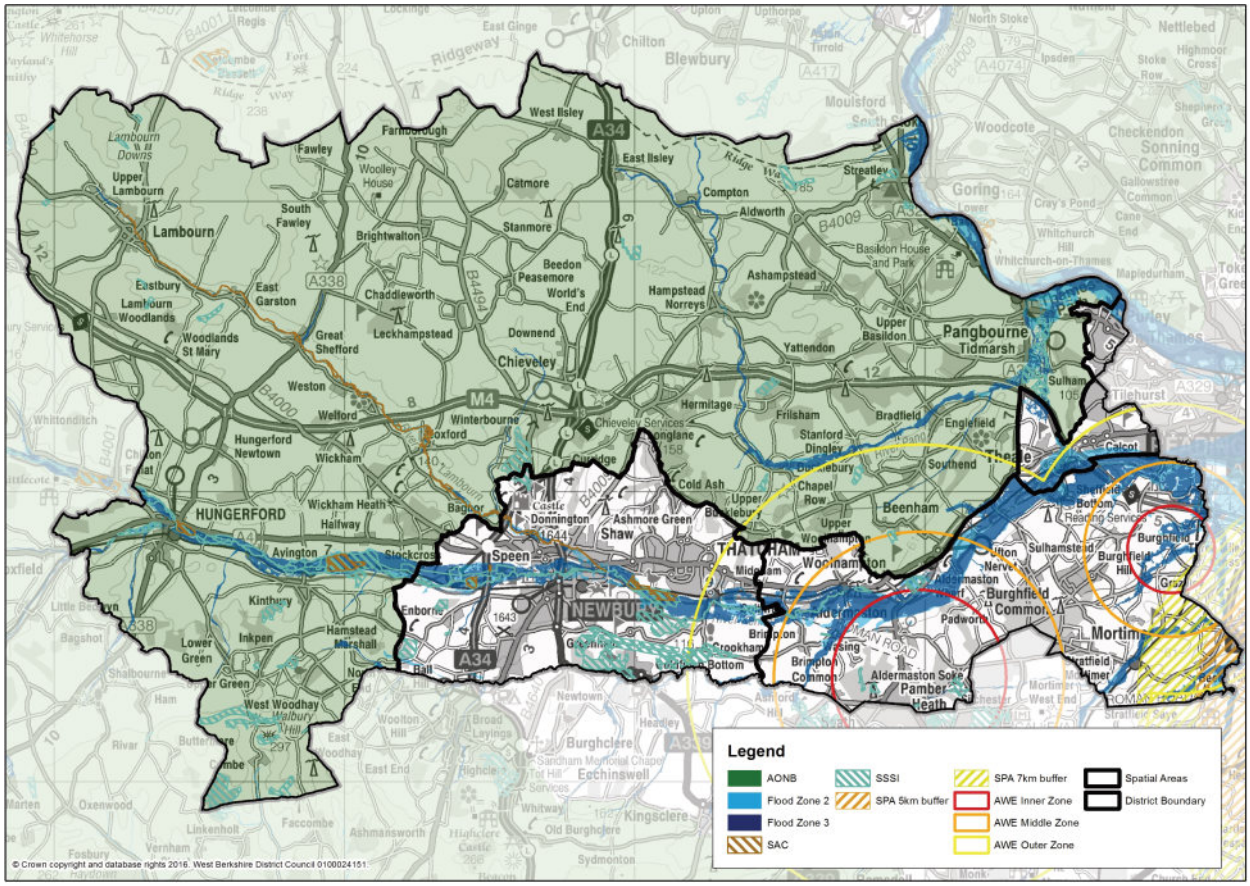
- The Local Housing Need (LHN) conducted using the standard method in national planning guidance. The LHN for West Berkshire is 513 dwellings per annum, using a 2020 base date.
- The Employment Land Review which sets out the scale of provision that is needed for future business and industrial floorspace in West Berkshire.
- The Retail and Commercial Leisure Assessment which sets out the need for comparison and convenience retail floorspace in the District
- The Housing and Economic Land Availability Assessment (HELAA) which identifies potential land for development and assesses its suitability, availability and achievability.

Constraints

4.5 West Berkshire contains a number of physical and environmental constraints which influence the location of development. These include the North Wessex Downs AONB, which covers 74% of the District, substantial areas liable to flood, the presence of Atomic Weapons Establishments (AWE) at Aldermaston and Burghfield and heritage assets, including conservation areas, historic parks and gardens and a registered battlefield to the west of Newbury.

4 Development Strategy: Our place based approach

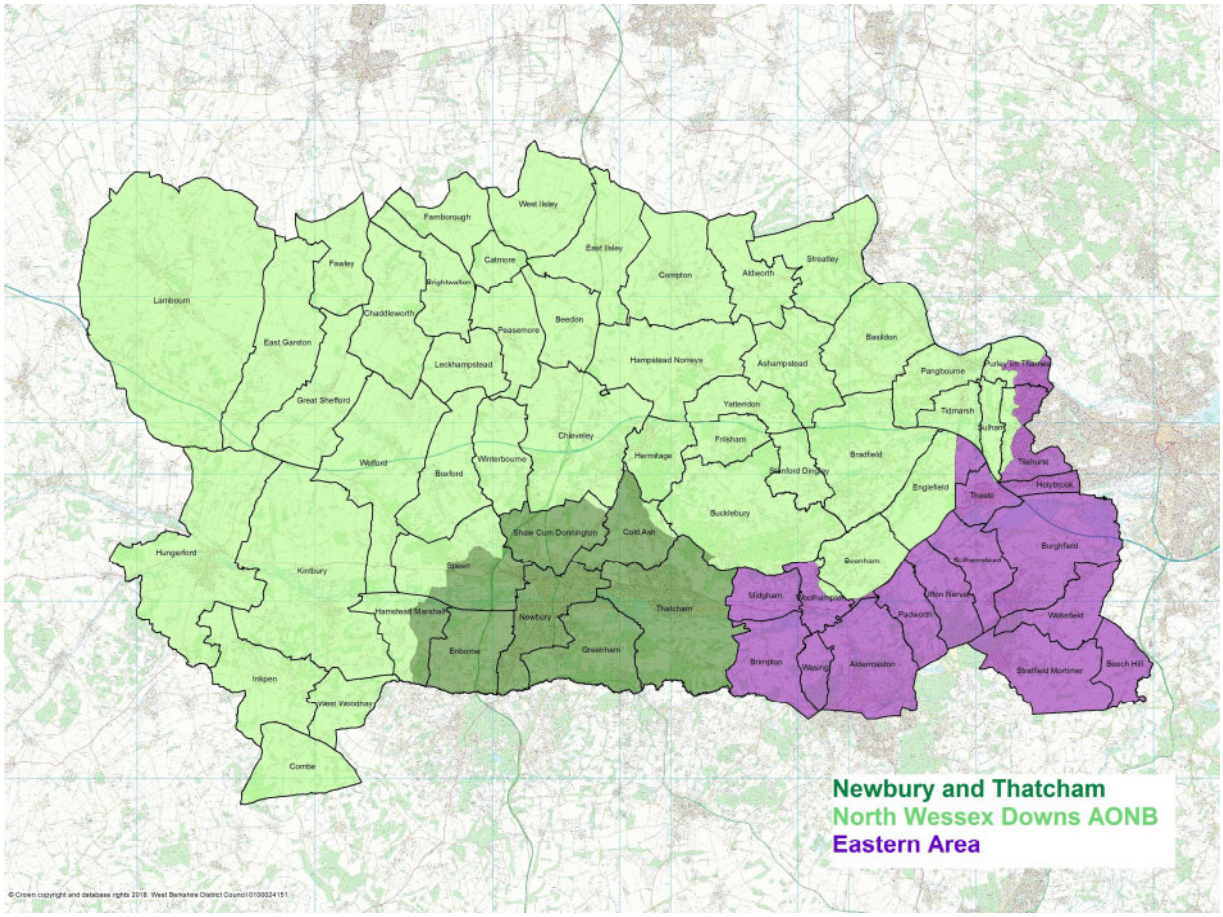
Figure 1 West Berkshire Constraints



The Spatial Areas

4.6 West Berkshire is a diverse area and previous consultation[5] reaffirmed that our approach of dividing the District into geographical areas remains an appropriate mechanism to deliver the spatial strategy. The four spatial areas of the West Berkshire Core Strategy (2012) have been reduced to three, by combining the Eastern Area and the East Kennet Valley. Though there are significant differences in character within the current Eastern Area and East Kennet Valley, this is true of all the spatial areas. Whilst the functional relationships within this area of the district are also complex, no area can be seen in isolation; there is interaction within and between all the spatial areas. The rural service centre of Theale currently sits on the edge of the Eastern Area but it could easily be argued that it has more in common with the East Kennet Valley. In strategic planning terms the existing Eastern Area is small and difficult to plan for in isolation. Combining with the East Kennet Valley area gives more flexibility in spatial planning terms.

Figure 2 The Spatial Areas



Newbury and Thatcham Area

4.7 The spatial area comprises the parishes of Newbury, Thatcham, Greenham and Enborne, together with those parts of Speen, Shaw cum Donnington and Cold Ash which lie outside the North Wessex Downs AONB. It includes the main urban areas of Newbury and Thatcham, together with their significant rural hinterland which includes a number of smaller villages, such as the service village of Cold Ash which sits within open countryside on the edge of the North Wessex Downs AONB to the north and west. The character of these rural areas visibly contrasts with the more urban areas of Newbury and Thatcham.

4.8 Whilst Newbury and Thatcham are separate and distinct towns with their own character, they are geographically close and functionally related. Both towns have significant employment provision and Newbury provides many of the major services, including retail and leisure facilities. There is significant movement between the two towns and transport linkages, by rail and road are vital.

4.9 The area is well located in terms of access to rail and to the strategic road network. There are train stations at Newbury, Newbury Racecourse and Thatcham enabling rail access to Reading and London and to the West Country.

4.10 The Newbury and Thatcham urban area is the main focus for development in the current Local Plan and will remain the focus in the Local Plan Review. Though there are constraints of flood zone and designated heritage assets, including the registered battlefield of the Battle of Newbury 1643 immediately to the west of Newbury, there are also opportunities for brownfield development, particularly in Newbury, and for allocation of additional greenfield sites.

4 Development Strategy: Our place based approach

The Eastern Area

4.11 The new Eastern Area is a diverse area that includes the land to the west of Reading which abuts the AONB and the parishes in the more rural south east of the District, to the east of Thatcham, which lie outside the AONB. The urban areas of Tilehurst, Purley on Thames and Calcot have a close functional relationship with Reading and will continue to benefit from the facilities and services it provides. The spatial area includes the rural service centres of Theale to the south of the M4, and Burghfield Common and Mortimer, which have a more rural setting. The Kennet and Avon Canal and River Kennet which run from west to east through the whole of the District, cross the southern part of this area, with a number of villages along the canal/river route such as Woolhampton and Aldermaston Wharf.

4.12 There is significant employment provision within this area. The AWE has two major sites in this area, at Aldermaston and Burghfield and is an important provider of local jobs. There is a business park at Arlington near Theale and a number of other employment areas comprising small industrial estates. The main transport links include the mainline railways linking the West Country with Reading and London, and Reading with Basingstoke and the south coast. There are stations at Theale, Midgham, Aldermaston and Stratfield Mortimer.

4.13 The Eastern Area has significant constraints. The AONB abuts the western edge of the built up area of Tilehurst and Calcot and there are extensive areas of floodplain to the south of Holybrook. The two AWE establishments have implications for the future level of development in this area. The DEPZ for Burghfield has recently been extended and is a major factor in the assessment of sites in this location. There are also limited opportunities for redevelopment of brownfield land within existing settlement boundaries.

The North Wessex Downs AONB

4.14 The North Wessex Downs AONB covers 74% of West Berkshire and is an area where the landscape is managed to conserve and enhance its natural beauty in accordance with its national designation. It includes the rural service centres of Hungerford, Lambourn and Pangbourne, together with the service villages of Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage and Kintbury.

4.15 The area makes a significant contribution to the uniqueness of West Berkshire with its primarily agricultural landscape and villages and small towns that have a strong sense of identity. Hungerford is the largest town, a historic market town with a role as a tourist destination, based on its retail offer, cultural events and as a base to explore the surrounding countryside. Lambourn is a key service centre for the surrounding rural area and serves as the heart of one of the most important areas for horseracing in the country. Pangbourne is a thriving village community with a good range of retail and leisure facilities and good access by rail to Reading, Oxford and beyond.

4.16 The Core Strategy planned for the delivery of up to 2,000 homes over the period 2006 – 2026 in this area. The Inspector examining the Core Strategy required this to be expressed as a maximum amount in view of the national landscape designation. There are existing allocations in the AONB at the rural service centres and service villages that are still to be delivered and which will largely meet housing need in this rural area. Hungerford, Lambourn, Compton and Hermitage have designated neighbourhood areas for the preparation of Neighbourhood Plans and the rural service centre of Pangbourne, has limited development opportunities. Additional development for the period beyond 2026 will therefore be limited and will come in part through allocations within NDPs. The strategy for the AONB is set out in Policy SP2.

The Spatial Strategy

Policy SP 1

Spatial Strategy

The overall spatial strategy for West Berkshire will deliver the spatial vision and strategic objectives for the District over the Plan period and inform the preparation of Neighbourhood Plans (NDPs). The strategy:

- directs development to areas of lower environmental value
- optimises the use of previously developed land
- optimises the density of development to make the best use of land whilst conserving and enhancing the distinctive character and identity of the built, historic and natural environment

The overall approach to development will be based on three spatial areas:

- Newbury and Thatcham
- Eastern Area
- North Wessex Downs AONB

The focus of development in each spatial area will follow the District-wide settlement hierarchy set out in policy SP3 which takes account of the function and sustainability of settlements across the District and promotes sustainable communities.

There will be a presumption in favour of sustainable development and redevelopment within the settlement boundaries of those settlements identified in Appendix 3 and outlined on the Policies Map. Outside of settlement boundaries land will be treated as open countryside where development will be more restricted, as set out in Policy DC1.

In each spatial area opportunities will be taken to make the best use of previously developed land with higher densities of development in locations such as town centres, where the extent and capacity of supporting infrastructure, services and facilities is the greatest.

Density on individual sites will vary according to their location and context, size of developable area and site specific issues such as shape and access::

- Within Newbury, Thatcham, Tilehurst, Purley on Thames and Calcot developments are expected to secure a net density of at least 35 dwellings per hectare with densities of at least 70 dwellings per hectare in town centres and for flatted developments along main transport routes and close to transport nodes.

- Within other defined settlements developments are expected to secure a net density of at least 30 dwellings per hectare with higher densities achievable in the centres of Hungerford, Pangbourne and Theale.

- Developments on the edge of defined settlements are generally expected to secure a net density of 30 dwellings. However, lower density developments will be appropriate in certain areas of the District that are particularly sensitive to the impact of intensification and redevelopment. This may be because of the prevailing character of the area, the sensitive nature of the surrounding countryside or built form, and/or the relative remoteness from public transport.

4 Development Strategy: Our place based approach

The strategy will deliver a range of site sizes for residential development. There are already significant existing commitments throughout the District. Additional development will come forward on both large strategic sites and smaller non-strategic sites allocated in the Local Plan Review and in Neighbourhood Plans, together with infill development, including that on windfall sites within settlement boundaries. Allocations will be related to the role and function of settlements and the development opportunities identified through the HELAA.

Town centres will continue to play a vital role for communities and will need to adapt to meet the changing needs of communities. Main town centre uses will be directed to the town and district centres set out in Policy SP20. Within town, district and local centres, schemes will be of an appropriate scale and character to respond to the role and function of the centre with village centres a focus for facilities aimed at supporting sustainable rural communities.

Employment development to meet the existing and future economic demands for business use will be directed to Designated Employment Areas, to help promote sustainable patterns of development, prioritise the use of previously developed land and support the retention of these areas for employment uses.

Demand for travel will be managed, and accessibility to sustainable transport opportunities increased through improving choice in transport modes. Existing community infrastructure will be protected and, where appropriate, enhanced. Infrastructure requirements will be set out in the Infrastructure Delivery Plan.

The District's historic environment and environmental assets will continue to be protected and enhanced and used positively in development to establish a distinctive sense of place that nurtures human health and wellbeing.

Newbury and Thatcham

Newbury will retain its traditional market town heritage and continue to fulfil its key role as the administrative centre and major town centre for the District. Opportunities will continue to be taken to regenerate and enhance the townscape of the town centre and its periphery.

Newbury will be a focus for housing development. A new urban extension on greenfield land to the south of Newbury, at Sandleford Park will provide a new residential neighbourhood with supporting facilities and green infrastructure (Policy SP16). Smaller scale developments will include redevelopment of previously developed land, including some residential use as part of a town centre mixed use development at the Kennet Centre (Policy RSA1).

Thatcham will be a focus for regeneration, for new housing and for improved provision of services and facilities. A new urban extension to the north east of the town will provide a new residential neighbourhood with supporting facilities and green infrastructure (Policy SP17). Opportunities will be taken to maintain and enhance the identity of Thatcham separate to that of Newbury and its surrounding rural settlements.

New allocations for housing for Cold Ash will be made through a NDP.

Newbury and Thatcham will remain the focus for business development, with Newbury the main focus for office development. Designated Employment Areas will play a vital role in meeting the existing and future economic needs of the District.

The villages in the surrounding area will retain their existing role and separate identity, with settlement boundaries and Policies SP8 and DC1 ensuring that physical separation is maintained.

Eastern Area

The individual identities of the separate settlements within this area will be maintained and the high quality landscape and environmental assets in this part of West Berkshire will be conserved and enhanced.

New allocations for housing for Tilehurst and Burghfield will be made through NDPs. Theale will be a focus for additional housing through existing commitments and new allocations.

The area will continue to be an important area for business development with the retention of Designated Employment Areas and the allocation of an additional site north of Arlington Business Park.

North Wessex Downs AONB

The North Wessex Downs Area of Outstanding Natural Beauty (AONB) will have appropriate and sustainable growth that conserves and enhances its special landscape qualities as set out in policy SP2.

Allocations for housing for Hungerford, Lambourn, Compton and Hermitage will be made through NDPs.

Supporting text

4.17 The principles which underlie the spatial distribution stem from the overriding objective of enabling sustainable development, development that will meet the social and economic needs of the District while conserving and enhancing the environmental assets of the District and meet the objective to mitigate and adapt to the effects of climate change and minimise demand for energy and other resources.

4.18 The LPR aims to build on the principles of the Core Strategy with regard to the spatial distribution of development. The focus will be on existing settlements, using the settlement hierarchy, set out in Policy SP3. This steers development to the most sustainable areas, with an appropriate balance between urban and rural development, in order to meet local needs and maintain vibrant and balanced communities with their own sense of identity, while protecting and enhancing the environmental assets of the District. The existing urban areas are regarded as the most suitable locations for future development by virtue of their existing access to services and facilities, thereby providing the opportunity to reduce out-commuting and the need to travel. Development in Newbury and the smaller towns of the District is seen as contributing not only to their regeneration, through provision of additional services and facilities, but also to the rural areas they serve.

4.19 The strategy seeks to make effective use of brownfield land. Opportunities for infill development and for re-use of brownfield land are greatest in those settlements at the upper levels of the hierarchy, particularly in Newbury. Further greenfield allocations are, however, needed, and the plan allocates a range of sites of varying sizes. The allocation of sites takes account of the evidence from the Housing and Economic Land Availability Assessment (HELAA), Sustainability Appraisal (SA) and the settlement hierarchy, with higher levels of development at the higher levels of the hierarchy.

4.20 The approach in the different spatial areas reflects the different characteristics of the different parts of West Berkshire. Policies SP13 -15 set out the proposed allocations for residential and mixed use development in the separate spatial areas and the housing requirements for neighbourhood plans.

4 Development Strategy: Our place based approach

4.21 The NPPF indicates that the efficient use of land is a priority[6] and that planning policies should support development that makes efficient use of land. West Berkshire is a diverse area and densities achieved will reflect this diversity. Higher densities will be sought in town centre locations, having regard to the sustainability of the location and the character and amenity of the surroundings. The policy makes clear that site specific constraints and local character may justify variations from the densities set out in the policy.

4.22 The West Berkshire Density Pattern Book [7] provides more information on the densities that are typical in the different part of the District and will be used by the Council as a starting point to guide development.

North Wessex Downs AONB

Policy SP 2

North Wessex Downs AONB

The North Wessex Downs Area of Outstanding Natural Beauty (AONB) will have appropriate and sustainable growth that conserves and enhances its special landscape qualities. Development will respond positively to the local context, conserving and enhancing local distinctiveness, sense of place and setting of the AONB. The strong sense of remoteness, tranquillity and dark night skies, particularly on the open downland, should be preserved. The conservation and enhancement of the natural beauty of the landscape will be the primary consideration in the assessment of all development proposals.

Development in the North Wessex Downs will support its local communities and rural economy in a manner commensurate with the statutory status of the AONB as a nationally valued landscape. Planning permission will be refused for major development in the AONB except in exceptional circumstances, and where it can be demonstrated to be in the public interest.

In determining what constitutes major development the Council will consider whether the development, by reason of its scale, character or nature, has the potential to have a significant adverse impact on the landscape and scenic beauty of the AONB. This will include the consideration of the individual characteristics of a proposal and its context and the impact of cumulative development.

If an application is deemed to be major development then further consideration will take account of:

- The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- The cost of, and scope for, developing elsewhere outside the AONB, or meeting the need for it in some other way; and
- Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

If it is considered that exceptional circumstances exist and development would be in the public interest, all opportunities to conserve and enhance the special qualities of the AONB will be sought.

6 NPPF Paragraphs 122 and 123
7 West Berkshire Density Pattern Book: David Lock Associates, September 2019

Supporting text

4.23 The primary purpose of AONB designation, 'to conserve and enhance the natural beauty of the area', is set out in the Countryside and Rights of Way Act 2000. The North Wessex Downs AONB covers 74% of West Berkshire and its natural beauty is a function of the relationship between people and place over time. It encompasses everything that makes the area distinctive: the area's geology and landform; its climate, soils and rivers; its wildlife and ecology; its rich history of human settlement and land use over millennia; its archaeology and buildings and cultural associations; and the people who have occupied the area in the past and those who currently live and work there. It is inevitable and appropriate that this unique landscape will continue to change and develop but it is important that this is done in a way that conserves and enhances its special qualities. Under Section 85 of the Countryside and Rights of Way Act 2000, the Council has a duty to have regard to the primary purpose of designation and so this policy makes clear that the North Wessex Downs will have appropriate sustainable growth throughout the plan period to support its local communities and rural economy in a manner commensurate with its statutory status.

4.24 The North Wessex Downs AONB Landscape Character Assessment (2002) draws out the special qualities of the landscape and identifies the main issues that will need to be addressed to conserve its special character and outstanding qualities. It is complemented by the West Berkshire Landscape Character Assessment (2019) which identifies in more detail the sensitivities and qualities of the features that are particularly valued for their contribution to landscape character (i.e. if any one attribute ceased to exist, it would change the character to the detriment of the landscape).

4.25 The Countryside and Rights of Way Act (2000) requires local authorities to produce management plans for AONB within their areas. The review, production and publication of the Management Plan for the North Wessex Downs, together with the coordination of its delivery, has been delegated by the Council to the North Wessex Downs AONB Partnership (Council of Partners[8]). It supports and complements the West Berkshire Local Plan, setting out a spatial policy framework that reflects national and local issues to ensure the AONB's natural heritage, landscape and built character are conserved, the local economy is supported and use of the AONB for recreation is encouraged. It sets out the approach that the AONB Council of Partners will take on particular issues and will be used, where relevant, as a material consideration in the assessment of planning applications in West Berkshire.

4.26 The policy also sets out what constitutes major development and, if an application is deemed to constitute major development, how that application will be considered. Firstly, an assessment will be made to determine whether development constitutes major development. The NPPF is clear that this is a matter for the decision maker. For the purposes of this policy, all of the following principles will be applied when determining whether an application constitutes major development:

- The starting point will be the definition of major development in the *Town and County Planning (Development Management Procedure) (England) Order 2015*, or to proposals that raise issues of national significance
- For applications below the *Town and County Planning (Development Management Procedure) (England) Order 2015* threshold, the Council will consider development proposals on a case by case basis
- For all applications a judgement will then be made in light of all of the circumstances of the application and the context of the application site

8 This Partnership was formed in July 2001 to oversee the future of the AONB. It includes not only the nine constituent local authorities of the North Wessex Downs but also representatives of the local communities, the farming and rural business community, those representing nature conservation, heritage and landscape, and recreation interests, including members of government and voluntary agencies. The Partnership is underpinned by a small AONB delivery team.

- The final determination as to whether the development is major development will consider whether it has the potential to have a significant adverse impact alone or in combination with other development. It will not include an in-depth consideration of whether the development will in fact have such an impact
- The application of other criteria may be relevant to the considerations, but will not determine the matter or raise a presumption either way

4.27 If the proposal is considered to be major development, then the second part of the policy will apply and the following factors, as set out in the policy, will be taken into account:

- The need for development in the location proposed. Where residential development is proposed, taking account of any local need identified by the Council or Neighbourhood Plan and bearing in mind that housing in the AONB should focus on the needs of its local communities;
- Detrimental effects on businesses and employment in the local economy, in particular any that is specific to the site or location as opposed to general benefits to a sector such as on the construction industry;
- The cost of, and scope for, meeting the need in some other way, on the assumption that it is a local need which should ideally not be met outside the AONB
- Detrimental effects on the environment, including wildlife and cultural heritage, and the extent to which the effects can be moderated;
- Detrimental effects on the landscape and the extent to which the effects can be moderated; and
- Detrimental effects on recreational opportunities and the extent to which the effects can be moderated.
- Whether there is a reasonable expectation that exceptional circumstances exist and that it could be demonstrated that development would be in the public interest.

Settlement Hierarchy

Policy SP 3

Settlement Hierarchy

Development in West Berkshire will comply with the spatial strategy set out in policy SP1. The focus of development will follow the District-wide settlement hierarchy which takes account of the function and sustainability of settlements across the District and promotes sustainable communities. The scale of development proposals will be relative to the existing or proposed level of facilities and services in the settlement, together with their accessibility.

Urban Areas: Newbury, Thatcham, Eastern Urban Area (Tilehurst, Calcot, Purley on Thames)

The urban areas will be the prime focus for housing and economic development, offering development potential through:

- Regeneration and change in the existing built up area including the redevelopment of suitable previously developed sites for both housing and employment purposes
- Strategic and non-strategic sites allocated for housing and economic development through other policies in this Plan or Neighbourhood Plans
- The retention of the individual identity of adjacent settlements
- The necessary supporting infrastructure

Rural Service Centres: Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne, Theale

These larger rural settlements offer development potential appropriate to the character and function of the settlement through:

- Infill, changes of use or other development within the settlement boundary
- Non-strategic sites allocated for housing and economic development through other policies in this Plan or Neighbourhood Plans
- Rural exceptions affordable housing schemes

Service Villages: Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury, Woolhampton

These smaller rural settlements may offer some limited and small-scale development potential, appropriate to the character and function of the village, in order to meet local needs through:

- Infill, changes of use or other minor development within the settlement boundary
- Non-strategic sites allocated for housing and economic development through other policies in this Plan or Neighbourhood Plans
- Rural exceptions affordable housing schemes

4 Development Strategy: Our place based approach

Development in smaller settlements with settlement boundaries, and which are not included in the settlement hierarchy, will be delivered in accordance with Policy SP1. Development outside of these settlements, in other rural hamlets and in isolated groups of development will be restricted to that which is appropriate in a rural area as set out in Policy DC1.

Supporting Text

4.28 The policy has been informed by a re-assessment of the existing settlement hierarchy used for the West Berkshire Core Strategy (2006 – 2026) Development Plan Document. The revised and updated settlement hierarchy ensures that new development planned throughout the Plan period continues to be directed to the more sustainable settlements, is appropriate for the settlement in question and is adequately supported by infrastructure and services.

4.29 The hierarchy categorises the District's settlements according to their different roles, and groups them accordingly. At the top of the hierarchy are the larger towns and areas that fulfil the most functions and which are the most sustainable. The smaller settlements with fewer functions are towards the bottom of the hierarchy.

Table 1 District Settlement Hierarchy

Type	Role and function	Settlements
Urban Areas	The main urban areas with a wide range of services and opportunities for employment, community and education. Serving a large catchment area with good levels of accessibility and frequent public transport provided to a large number of destinations.	• Newbury • Thatcham • Eastern Urban Area (Tilehurst, Calcot, Purley on Thames)
Rural Service Centres	Settlements with a good range of key services and opportunities for employment, community and education. They serve a wide catchment area and contain reasonable accessibility and regular public transport provided to a number of destinations.	• Burghfield Common • Hungerford • Lambourn • Mortimer • Pangbourne • Theale
Service Villages	Smaller settlements with a more limited, yet valued, range of key services and opportunities for community and education with some localised employment. They serve a small local catchment, contain a lower level of accessibility and provide often limited public transport in terms of destination choice and ease of commuting.	• Bradfield Southend • Chieveley • Cold Ash • Compton • Great Shefford • Hermitage • Kintbury • Woolhampton

4.30 Development over the plan period will build upon the existing settlement pattern and direct most development to those urban areas which have the infrastructure and facilities to support sustainable growth. The main focus for growth will therefore be Newbury, Thatcham and the east of the District. Focusing further growth in these areas has the potential to make the best use of previously developed land and house residents close to jobs, shops, leisure and cultural facilities and public transport.

4.31 Outside of these areas, the six rural service centres across the District provide a focal point for the surrounding villages and rural areas in terms of the provision of services and facilities. Although they do not have as wide a range of services as the urban areas, they are still sustainable locations.

4.32 There are a number of other villages across the District which have been identified as service villages. Most are in the AONB. These offer a more limited range of services but act as focal points for their surrounding rural areas.

4.33 The characteristics of the individual rural service centres and service villages vary, reflective of the diverse nature of West Berkshire. They are not intended to have the same amount of growth as each other; instead, the level of growth will depend on the role and function that they perform for the surrounding spatial area, and will be related to their location, size, range of facilities and services as well as the availability of suitable development opportunities. Their sustainability will be considered alongside other factors, particularly environmental constraints such as the Area of Outstanding Natural Beauty or the Detailed Emergency Planning Zones around the Atomic Weapons Establishment (AWE) sites of Aldermaston and Burghfield.

4.34 Settlements outside of the settlement hierarchy will deliver additional development but this will be limited to infill or minor development within the settlement where a settlement boundary has been defined, and to rural exception schemes for affordable housing to meet local needs. Some limited development is important for the long-term sustainability of rural communities. Outside these settlements, in the countryside, a more restrictive approach to development will be taken as set out in other policies in this Plan.

4 Development Strategy: Our place based approach

AWE Aldermaston and Burghfield

Policy SP 4

Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield

In the interests of public safety, residential[9] development in the Detailed Emergency Planning Zone (DEPZ)[10] of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) has advised against that development. All other development proposals in the Outer Consultation Zone (OCZ)[11] will be considered in consultation with the ONR 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 A)		AWE Burghfield (AWE B)
Zone	**Development Type**	**Development Type**
DEPZ	Any new development, re-use or re-classification of an existing development that could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan. Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.	Any new development, re-use or re-classification of an existing development that could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan. Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.
Outer	Any new residential development of 200 dwellings or greater. Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons). Any new non-residential development that could introduce vulnerable groups to the OCZ. Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.	Any new residential development of 200 dwellings or greater. Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons). Any new non-residential development that could introduce vulnerable groups to the OCZ. Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.

9 Residential for the purpose of this policy includes any development resulting in a permanent resident night time population, e.g. residential institutions

10 Detailed Emergency Planning Zone (DEPZ) as defined by the AWE Off Site Emergency Plan as taken from the boundary fence

11 Outer Consultation Zone (OCZ) as defined in ONR-LUP-NS-001 Land Use Planning and the Siting of Nuclear Installations (OCZ AWE A 8km from grid reference SU595635: OCZ AWE B 5km from grid reference SU684680)

See Appendix 4 for examples of different types of development

Supporting Text

4.35 There are two licensed nuclear installations located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE A) and in Burghfield (AWE B). These are operated by AWE plc on behalf of the Ministry of Defence.

4.36 There are hazards associated with the authorised use of these sites including conventional chemicals, explosives and radiation sources. As a result of the quantities and types of material involved, the sites are also regulated under the following legislation:

a. The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)[12]. Both sites fall within the scope of REPPIR legislation. The regulator for these sites is the Office for Nuclear Regulation (ONR);
b. Control of Major Accident Hazards Regulations 2015 (COMAH)[13]. Under these regulations AWE Aldermaston is a Lower Tier COMAH site. The joint regulators for this site are the Office for Nuclear Regulation [ONR] and the Environment Agency (EA). AWE Burghfield does not fall under the COMAH regulations at the present time (2019);

c. Explosive Regulations 201[14]. Both AWE Aldermaston and AWE Burghfield site have explosives on site and AWE plc holds an explosives licence for both sites. The regulator for these sites is the ONR.

12 Radiation - Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPIR)
13 COMAH Guidance
14 Explosives Regulations 2014 -L150

4 Development Strategy: Our place based approach

Figure 3 AWE Aldermaston DEPZ and OCZ 8km Buffer

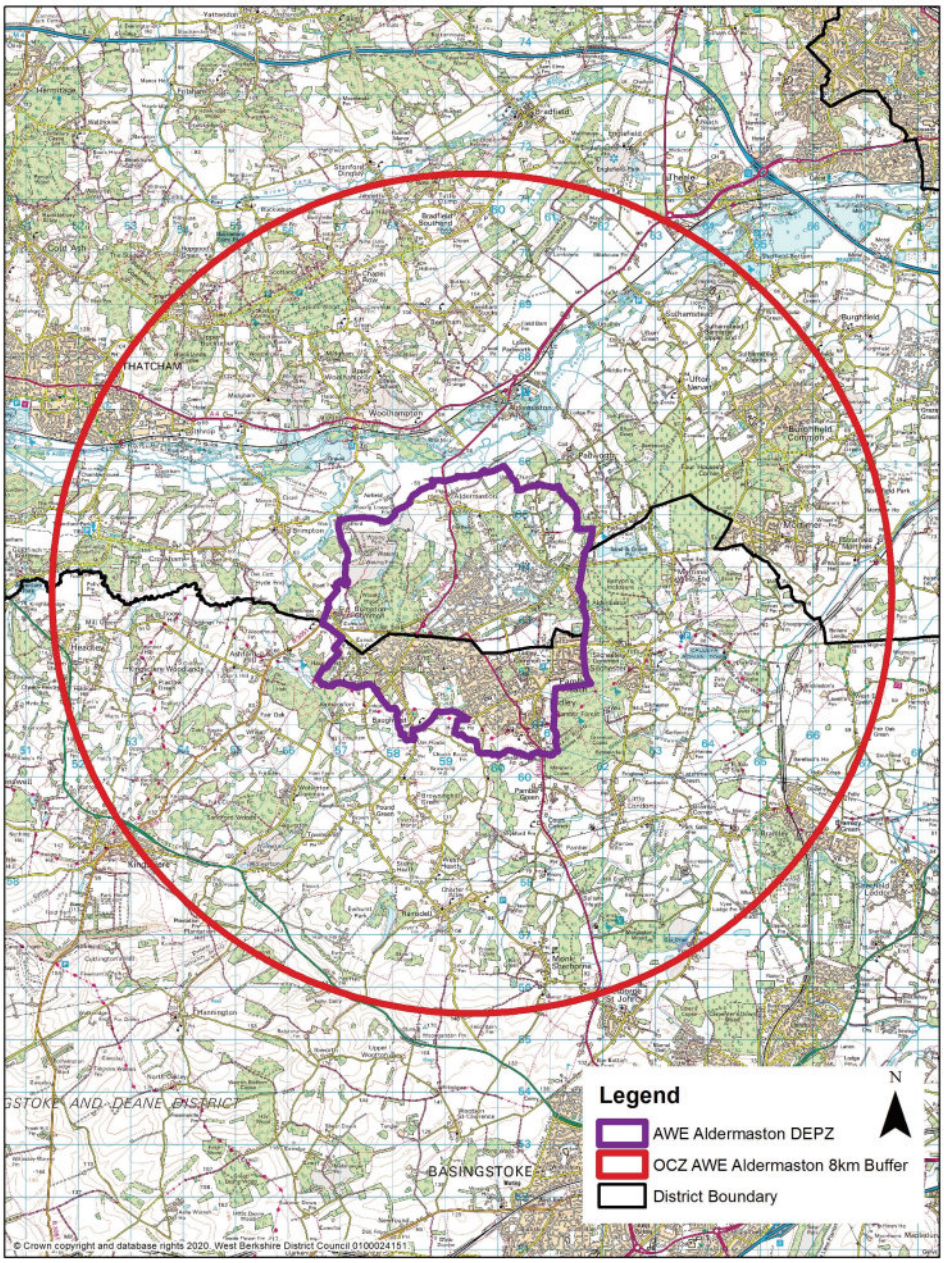
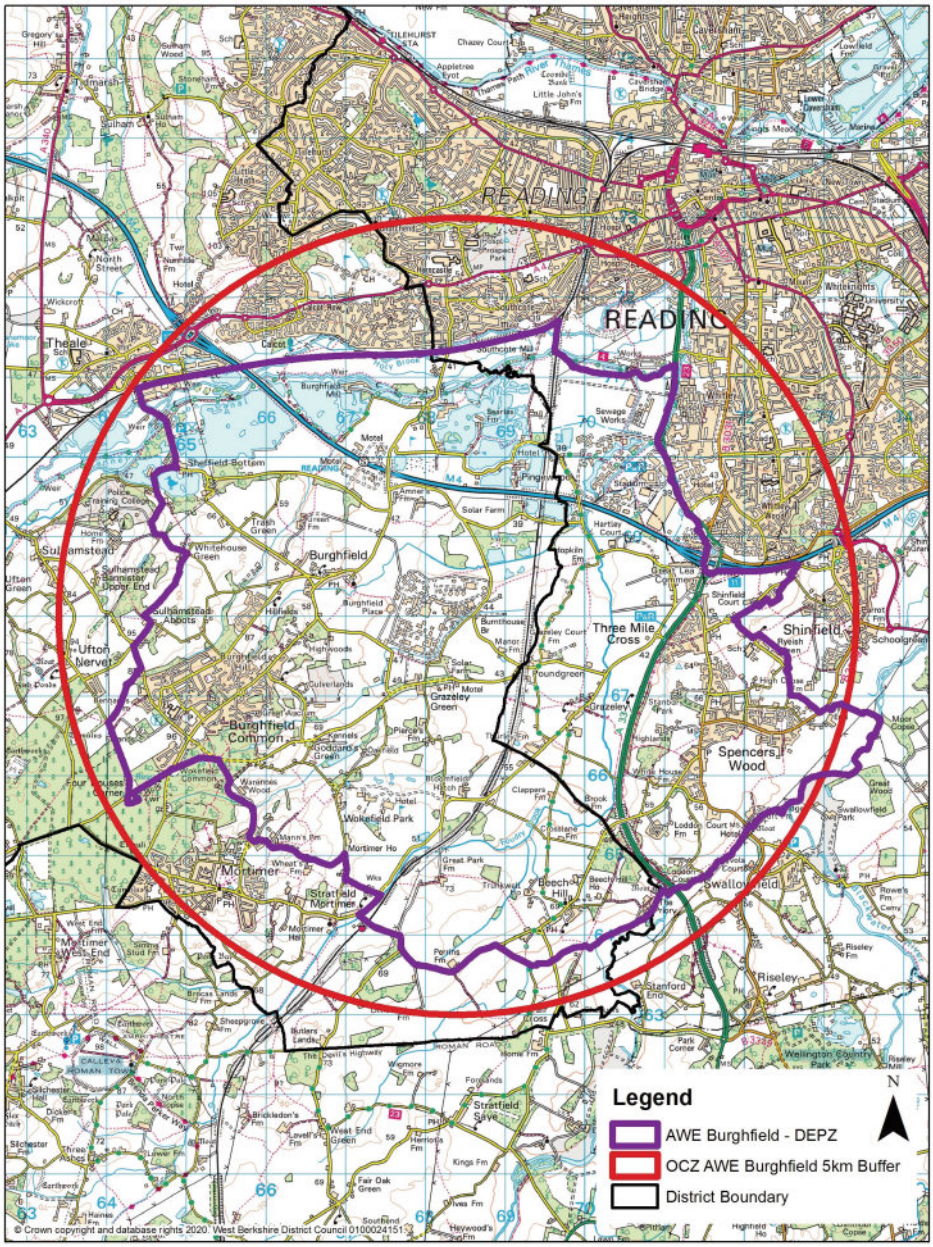


Figure 4 AWE Burghfield - DEPZ and OCZ 5km Buffer



4.37 The NPPF states at paragraph 45: "*Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them*"

4.38 Furthermore, the NPPF at paragraph 95 states:

"*Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:*

i. anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate

and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety; and security and

ii. recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area."

4.39 The NPPF defines major hazards as: Major hazard sites, installations and pipelines: Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (HSE) (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

4.40 The preface to the Guidance accompanying REPPIR 2019 states:

"The provisions in REPPIR have been developed with consideration of provisions in the Control of Major Hazards Regulations 2015 (COMAH) [10] and the Pipelines Safety Regulations 1996 [11] to maximise emergency preparedness consistency between Regulations for major hazards sectors."

4.41 Nuclear installations therefore present a potential major hazard (from the quantities of radioactive materials on site) and the ONR consultation zones (within which Local Authorities (LAs) should consult ONR in specified circumstances) are a direct parallel to the HSE's COMAH consultation zones (within which LAs must consult HSE in specified circumstances – or ONR in the case of COMAH sites that are also nuclear sites).

4.42 The DEPZs and OCZs for the installations cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council.

4.43 ONR provides advice to the local planning authorities on any planning applications for developments around the AWE nuclear sites. The advice provided seeks to limit the radiological consequences to members of the public in the event of a nuclear emergency.

4.44 ONR is consulted on any planning applications within the DEPZ around each site, and proposed developments within the Outer Consultation Zone which meet their consultation criteria and therefore have the potential to affect the viability, operability or extendibility of the off-site emergency plan.

4.45 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.

4.46 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 DEPZs defined on the Proposals Map. Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the DEPZs. Whether or not the ONR would advise against a particular proposal beyond the DEPZs 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.

4.47 During the plan period there is likely to be changes of inputs to the ONR's model which may result in, changes to the consultation zones. These will be kept under review.

5 Our environment and surroundings

Responding to climate change

Policy SP 5

Responding to Climate Change

The principles of climate change mitigation and adaptation will be embedded into new development, improving the resilience of land, buildings and existing and future communities to the opportunities and impacts arising from climate change. All development should contribute to West Berkshire becoming and staying carbon neutral by 2030. Depending on the nature and scale of proposals, development will be expected to satisfy all of the relevant following criteria:

• To withstand predictable effects from climate change for its expected lifetime;

• To take advantage of the latest low and zero carbon technologies and innovations, including digital;

• To achieve the highest viable levels of energy efficiency;

• To generate and supply renewable, low and zero carbon energy for its own use and/or local distribution networks in accordance with policy DC3;

• To provide for sustainable forms of vehicular and personal transport to and from the site and reduce car use in accordance with policies SP22, DC36 and DC37;

• To enable recycling and waste reduction both during construction and occupation;

• To manage and conserve adequate water resources and avoid harming water quality and improve it where possible in accordance with policies DC6 and DC7;

• To demonstrate that flood risk from all sources can be avoided or managed in accordance with policy SP6;

• To use sustainable urban drainage systems in accordance with policy SP6;

• To provide for green/blue infrastructure and open spaces within the layout for shading and cooling, to detain surface water run-off and absorb carbon dioxide emissions in accordance with policy SP10;

• To improve wildlife habitat and species conservation and connectivity to allow for movement in response to climate change in accordance with policy SP11; and

• To maintain the integrity of the historic environment and to respect the character and improve the environmental performance of heritage assets without compromising their significance, by adopting principles of reversibility and minimum intervention in accordance with policy SP9.

Proposals should be accompanied by a Sustainability Statement which demonstrates how these principles have been embedded into the development. The level of information provided should be proportionate to the scale and nature of the development proposed.

5 Our environment and surroundings

Supporting text

5.1 Our climate is changing faster than it would otherwise due to our increased burning of fossil fuels for electricity, heating and powering transport as well as our consumption of products such as meat and milk from livestock that produce methane. The gases emitted such as carbon dioxide, methane and nitrous monoxide have added to our atmosphere and the greenhouse 'blanket' accelerating global temperatures and affecting the climate in ways that could change how we live and our long term behaviours. The effects of climate change include shifts in our seasons, hotter drier summers, warmer wetter winters, rising sea levels and more extreme weather events such as droughts, flash floods, and strong winds.

5.2 National policy is leading the response to climate change but there are measures that can be taken through the Local Plan to incorporate climate impacts into local decision making that radically reduce our contributions to greenhouse gas emissions and adapt development to enable communities and infrastructure to be more resilient to the consequences of climate change. Both reducing the impacts of, and being less vulnerable to, climate change is an essential part of delivering the environmental element of sustainable development.

5.3 Through the Climate Change Act 2008, the UK has committed to reducing greenhouse gas emissions, and to increase energy generation from renewable sources:

• an 100% (amended by Order in 2019) reduction in net greenhouse gas emissions by 2050 (from 1990 levels);

• sourcing 30-45% of its energy from renewable sources by 2030.

5.4 In the Environment Strategy 2020-2030 for West Berkshire, the District sets a target for carbon neutrality by 2030 being achieved by reducing carbon emissions to 350kt/annum and neutralising that amount by carbon sequestration, local energy and carbon offsetting projects.

5.5 The National Planning Policy Framework (NPPF, 2019, paragraph 149) requires that local planning authorities adopt proactive strategies to mitigate and adapt to climate change.

5.6 Climate change mitigation means taking action to reduce the causes of climate change, primarily through reductions in greenhouse gas emissions. Designing and constructing developments that are extremely energy efficient and/or make the best use of renewable energy technologies are both ways of helping to mitigate further climate change.

5.7 Climate change adaptation means ways that a development can be adapted to deal with the weather related consequences of climate change. Using water more efficiently, reducing overheating and controlling high levels of rainwater run-off are all examples of adapting a development to respond to changes in our climate.

5.8 The principles of climate change adaptation and mitigation are embedded within this policy and supported by other policies in this plan.

Flood risk

Policy SP 6

Flood Risk

The sequential approach 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 fluvial, groundwater or surface water flooding will only be accepted if it is demonstrated that it is appropriate at that location, and there are no suitable and available sites at a lower flood risk.

Mitigation measures should be considered as a last resort to address flood risk issues where the Sequential and Exception Tests have demonstrated that development is necessary for wider sustainability benefits.

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

- Through the Sequential 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 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.
- It includes or contributes to compensation, flood mitigation and/or protection measures, where necessary, to manage flood risk associated with or caused by the development.
- 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.

When development has to be located in flood risk areas:

- It will be safe and not increase flood risk elsewhere;
- It will reduce the risk where possible and take into account climate change;
- Safe access and egress from the development must be provided during the 100-year plus climate change event, from any source of flooding;
- A sequential approach to development layout should be undertaken with the highest vulnerability development located in areas at lowest risk within the site; and
- Flood mitigation measures should be as set out in the Level 1 Strategic Flood Risk Assessment (SFRA)[15].

Evidence provided within the Level 1 SFRA should be used to apply the Sequential Test as well as provide evidence to show that other reasonably available sites have been adequately considered.

A Sequential Test does not need to be applied for minor development, changes of use, or development sites allocated within the Local Plan Review. However applications for these development types should still meet all the requirements for site specific Flood Risk Assessments, the West Berkshire Sustainable Drainage Systems Supplementary Planning Document[16]

15 West Berkshire Level 1 Strategic Flood Risk Assessment: https://info.westberks.gov.uk/sfra
16 West Berkshire Sustainable Drainage Systems Supplementary Planning Document: https://info.westberks.gov.uk/sudsspd

5 Our environment and surroundings

Proposed development will require a site specific Flood Risk Assessment (FRA) if it meets any of the following criteria:

- All developments greater than 1ha in size located in Flood Zone 1.
- All developments located within Flood Zone 2 or 3, or 1 in 100-year flood extent plus climate change. This includes standing advice for minor developments such as non-residential extensions, alterations which do not increase the size of the building or householder developments. It also includes changes of use of an existing development.
- All developments where proposed development or a change of use in development type could be subject to other sources of flooding. This applies to those less than 1ha in Flood Zone 1.
- All developments located in an area which has been highlighted as having critical drainage problems by the Lead Local Flood Authority or the Environment Agency.

FRAs should be proportionate to the proposal and follow Government guidance on development and flood risk, complying with the approach recommended in national planning policy and guidance as well as the West Berkshire SFRA in appraising, managing and reducing the consequences of flooding both to and from a development site. Information on FRAs is also set out within the Level 1 SFRA.

All new development close to rivers and culverts should take advantage of the opportunity presented to improve and enhance the river environment, and contribute to biodiversity targets.

On all development sites, surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS) in accordance with the SuDS Supplementary Planning Document, best practice, and the Non-statutory Technical Standards for Sustainable Drainage[17].

Restriction to greenfield run-off rates and volumes, for all new development on undeveloped sites should be provided, unless it can be demonstrated that this is not achievable, for all rainfall events up to and including the 1 in 100 year, including an allowance for climate change. For pre-developed sites a restriction to greenfield run-off rates and volumes, should be provided, unless it can be demonstrated that this is not achievable. For pre-developed sites, a maximum discharge rate equivalent to 50% of the existing 1 in 100 year runoff rate would be accepted. SuDS should also provide other benefits where possible such as water quality, biodiversity and amenity.

Supporting Text

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

5.10 The Council has undertaken a Strategic Flood Risk Assessment (SFRA) of the District which has been agreed with the Environment Agency. This study supports this policy and has been used to evaluate allocation sites. The SFRA has identified areas that may be most at risk from groundwater

17 DEFRA Non-statutory Technical Standards for Sustainable Drainage Systems: https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards

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 Local Plan Review.

5.11 Definitions for the following terms used in this policy can be found in the National Planning Policy Framework (NPPF), Planning Practice Guidance, or the West Berkshire SFRA:

- 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.

5.12 Under the NPPF, development is classed as 'Essential Infrastructure', 'Less Vulnerable', 'More Vulnerable', Highly Vulnerable' or 'Water Compatible'. Table 2 of the Planning Practice Guidance [18] provides further detail of the type of development considered appropriate for each Flood Zone, where development is not permitted, and where development is allowed only when an Exception Test is passed.

5.13 The NPPF directs development away from areas that are liable to flood, and states that proposals for development in areas of medium and high risk of flooding need to be assessed against a Sequential Test, and if appropriate, an Exceptions Test. This has already been carried out for those sites allocated within this plan, and there is no need for this to be repeated unless the proposed use and/or flood risk vulnerability classification would differ from the allocation. Development should therefore comply with the requirements of national planning policy alongside this policy.

5.14 The Council's SFRA sets out details of flood risk for the District taking into account the most up-to-date climate change figures. The SFRA provides information for carrying out the Sequential Test and, where required, the Exception Test.

5.15 In line with Planning Practice Guidance, the area of search for the Sequential Test should be defined by local circumstances relating to the catchment area for the type of development proposed. For some developments this may be clear, for example, the catchment area for a school. In other cases it may be identified from other policies contained within the Local Plan Review, for example the spatial strategy (Policy SP1).

5.16 The sequential approach should be used at a site level to seek to locate development within the areas of lowest risk of flooding.

5.17 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.

5.18 A FRA should refer to guidance in the Planning Practice Guidance [19] and assess in detail the level of flood risk to the site, including but not limited to:

18 Table 2 Flood Risk Vulnerability Classification, Planning Practice Guidance: https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-2-Flood-Risk-Vulnerability-Classification

19 Planning Practice Guidance Flood Risk Assessment Checklist: https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section

5 Our environment and surroundings

- The area liable to flooding from all sources of flood risk, including fluvial, surface water, groundwater, artificial sources and drainage;
- The probability of flooding occurring now and over time;
- The extent and standard of existing flood defences and their effectiveness over time;
- The likely depth of flooding;
- The rates of flow likely to be involved;
- The routes of safe access and egress from the site during flood events;
- The nature and currently expected lifetime of the development proposed.

5.19 Proposals for the design of the site should:

- Be performed in accordance with the requirements of the Sequential Test and, when necessary, the Exception Test;
- Not increase flood risk, either upstream or downstream, of the site, taking into account the impacts of climate change;
- Ensure that where development is necessary in areas of flood risk (after application of the Sequential and Exception Tests and the sequential approach), it is made safe from flooding for the lifetime of the development, taking into account the impact of climate change;
- Use opportunities provided by new development to reduce flood risk and provide betterment within the site and elsewhere;
- Identify safe access and egress routes for the site.

5.20 In circumstances where FRAs are prepared for windfall sites, then they should include evidence that demonstrates that the proposals are in accordance with the policies set out in the development plan.

5.21 It is recommended that all sites within Flood Zone 1 should carry out an assessment of localised flood risks, including surface water 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.

5.22 The Council will consult the Environment Agency where it has indicated that it wishes to be involved in the planning process. The Environment Agency's Flood Risk Assessment Standing Advice [(20)] provides information to local planning authorities on which applications it wishes to be consulted on in relation to flood risk.

5.23 The policy seeks to ensure that the requirements of the Water Framework Directive are taken account of in site design and layout. Development should look at opportunities for river restoration and enhancement, and projects which reconnect rivers with their floodplains. These ideas and plans should be incorporated into plans for new development from an early stage. Options include, backwater creation, de-silting, de-culverting and naturalising the channel through in-channel habitat enhancements and removal of structures.

20 DEFRA and the Environment Agency Review Individual Flood Risk Assessments: Standing Advice for Local Planning Authorities: https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities

5.24 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 systems (eg. green roofs, ponds and permeable surfaces), should be incorporated unless inappropriate. The integration of a SuDS scheme is dependent upon the topography, geology and soil conditions (including contamination) of the site and its surrounding area. Requirements and design principles for managing surface water runoff and drainage in the district are outlined in detail within the West Berkshire SuDS Supplementary Planning Document.

Design principles

Policy SP 7

Design Principles

New development will strengthen a sense of place through high quality locally distinctive design and place shaping. It will make places better for people, taking opportunities available for conserving and enhancing the character, appearance and quality of an area and the way it functions.

Development proposals will show how they have responded positively to both national and local design guidance, including relevant community planning documents that identify the local character and distinctiveness of an area which is valued by local communities.

Depending on their nature, location and scale, development proposals will be in accordance with all of the relevant following design principles:

- Context – development will be landscape-led, conserving and enhancing the landscape character and historic context of both the site and its wider surroundings in accordance with policies SP8 and SP9;
- Character and identity – the siting and layout of development will promote the efficient use of land which integrates effectively with its surroundings, contributing to local distinctiveness and sense of place through its relationship to surrounding built and natural features, spaces, historic street patterns, plot boundaries, and uses and activities;
- Richness in detail – development will utilise architectural design which is appropriate and sympathetic to its setting in terms of height, massing, scale, proportions, roof form, materials, night and day visibility, elevational and where relevant, vernacular detailing. Hard and soft landscaping, curtilage and boundary treatment will also be appropriate and sympathetic to its setting;
- Climate resilience – development will be designed to maximise the use of sustainable technologies and materials in accordance with policy SP5;
- Flexibility - development will be designed to nationally described space standards in accordance with policy DC29 and be durable, accessible, adaptable and inclusive, with the ability to respond to changing future needs and technologies over time;
- Storage – development will be designed to include the provision of high quality, secure, accessible and where possible, integrated storage for general and recycling waste, heating fuel, and transport related equipment.
- Amenity – development will provide a high quality of amenity and privacy for both occupants of the development itself and neighbouring properties and land, having regard to such issues as overlooking, access to natural light, outlook and amenity space in accordance with policy DC30;

- Health and wellbeing - development will be safe, inclusive and encourage healthier lifestyles through the promotion of physical activity, the enhancement of social connections, and the strengthening of mental health in accordance with policy DC2. Improving community safety will enable people to feel proud of and use their local space;
- Green infrastructure (GI) – development will be designed to maximise the potential for strengthening GI in accordance with policy SP10 and should include arrangements for its long term maintenance and management;
- Ecological distinctiveness – design proposals will create habitats and select species that are locally characteristic, taking opportunities to design wildlife habitats into the fabric of buildings and enhance wildlife connectivity in accordance with policy SP11;
- Parking – development will be designed to provide appropriate provision in terms of amount, layout and location in accordance with policy DC36;
- Ease of movement – proposals will be designed to enhance the way an area functions in practical terms through a mix of land uses, by ensuring the development is well connected, accessible, safe and easy for people to find their way through and around;
- Clearly defined public realm - development will be comprehensive at a human scale using gateways, focal points and landmarks as appropriate. Landscape treatment, street furniture and infrastructure will be of the highest quality and have a clear purpose. Opportunities for the integration of high quality public art will be considered. Opportunities for the planting of trees and other soft landscaping will be maximised.

Supporting Text

5.25 The Building Better, Building Beautiful Commission[21] notes that new development should be designed to fit into the life and texture of the place where it occurs and should also aim to be an improvement of that place. It promotes beautiful buildings in beautiful places, where they are also beautifully placed.

5.26 In that context, the purpose of this policy is to ensure that all new development across West Berkshire is of the highest possible design quality. The policy applies to all forms of development, appropriate to their nature, location and scale. When assessing an application consideration will be given to the impact of the scheme taking into account existing approved and proposed development in the same locality.

5.27 New development should begin with an understanding of an area's existing character and context and its design should evolve from West Berkshire's high quality and diverse landscape character and rich built and cultural heritage. Development should complement and enhance existing areas, using architectural distinctiveness (through both the quality and choice of construction materials and techniques) and high quality design, to reinforce local identity and to create a sense of place; one that is successful and enjoyed. A sense of place can be created through a full understanding of how new development contributes to the character of an area and adapting design techniques to create places that feel safe and secure; places that feel inclusive and people enjoy using, can identify with and can take pride in or responsibility for their upkeep.

5.28 Use of the National Design Guide[22] and other national design guidance, including Secured by Design[23] principles will be supplemented through the use of more detailed local design guidance. These currently include the Council's Supplementary Planning Document 'Quality Design – West

21 Building Better Building Beautiful Commission (Jan 2020) "Living with beauty: promoting health, well-being and sustainable growth"
22 MHCLG: National Design Guide (2019):
23 Secured by Design: Official Police Security Initiative

Berkshire', Conservation Area Appraisals and Shopfronts and Signs Supplementary Planning Guidance. The Council also 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 the relevant elements within them to inform and support the policies contained within the Local Plan. Local design guidance can emphasise the unique characteristics which give a particular place its local distinctiveness and also highlight the importance of the richness in detail. Choosing the right materials which are appropriate and sympathetic to the local vernacular, for instance, will greatly help new development to fit harmoniously with its surroundings and ensure that it reflects and respects existing local character.

5.29 Development proposals should be accompanied by all necessary supporting information. The Council publishes a list of local documents that are required as part of planning applications and developers are encouraged to ensure their proposals comply with this list.

Landscape character

Policy SP 8

Landscape Character

Landscape led development which conserves and enhances the diversity and local distinctiveness of the landscape character of the District will be supported.

The natural, cultural, and perceptual components of the character of the landscape will be considered as a whole. Particular regard will be given to:

a) Its valued features and qualities

b) The sensitivity and capacity of the area to change

c) Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character

Development should be demonstrably informed by and respond positively to the evaluation of the distinctive landscape character areas set out in the West Berkshire Landscape Character Assessment (2019) and other relevant landscape character assessments.

Proposals for development should be accompanied by an appropriate landscape assessment carried out in accordance with the current guidance from the Landscape Institute and IEMA. The level of information provided should be proportionate to the scale and nature of the development proposed but should be sufficient to allow an informed assessment of the potential landscape and visual effects of the proposed development. The assessment should demonstrably inform the detailed design of the development, including its layout, form, scale and appearance in accordance with policy SP7.

Supporting Text

5.30 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. Having an understanding of this distinctive character and using this as a positive tool in accommodating necessary change will ensure that the inherent qualities and valued features of West Berkshire's landscape will continue to be appreciated.

5.31 Conserving and enhancing the distinctive landscape character of the District is given considerable weight in line with national policy which sets out that valued landscapes should be protected in a manner commensurate with their statutory status or identified quality in the development plan.

5.32 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. As a nationally valued and designated landscape the North Wessex Downs AONB will be conserved and enhanced in accordance with its national status and this is set out in policy SP2.

5.33 A landscape does not have to have a designation to be valued locally. 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 to the south and east there are small areas of remnant heath with the Ministry of Defence owning large tracts of land at Aldermaston and Burghfield.

5.34 Value can apply to areas of landscape as a whole or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. There are no locally designated landscapes in West Berkshire. All landscapes across the District have some degree of value and all development should therefore respond positively to the identified character and valued qualities inherent in that local landscape. The West Berkshire Landscape Character Assessment 2019 evaluates and provides an understanding of what is important and why, for each identified local landscape character area across the District. It provides a framework for informed decisions to be made as to whether different landscapes should evolve by:

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

5.35 Other relevant landscape character assessments include the North Wessex Downs AONB Landscape Character Assessment (2002), which was produced in order to manage and guide change across a designated area extending beyond West Berkshire. In addition, Historic Landscape Characterisation (2007) and Historic Environment Character Zoning, which provide a sound understanding of the historic environment context of West Berkshire can also be used by the Council to inform and support planning decisions.

5.36 The character of the landscape in West Berkshire is defined by the historic processes that have shaped and formed the landscapes that exist today. Having an understanding of these processes and the way the historic environment of the District has influenced settlement patterns and the sense of place of particular areas is essential when accommodating future development. Settlements are a key component of the landscape, and in West Berkshire most settlements can trace their origins back over many millennia. The separate and distinctive identity of these individual settlements helps

to define communities and is an important feature of the local character of West Berkshire. A variety of rural settlement forms can be seen from the nucleated patterns common on the chalk downs, to the more dispersed patterns found in the southern part of the District. Much of the pressure for development is around the edges of settlements, which can physically lead to coalescence or introduce an increase in activity which has an urbanising effect. Despite this, a key feature of even the larger settlements is the way in which few have coalesced in recent times and so the blurring of the physical distinction between places has largely been avoided. The retention of these actual and perceived visual breaks remain important for the continued retention of the existing settlement form, pattern and character.

5.37 The policy makes clear that proposals for development should be accompanied by an appropriate landscape assessment carried out in accordance with the current guidance from the Landscape Institute and IEMA. Depending on the scale and nature of the proposals this will either be a formal Landscape and Visual Impact Assessment (LVIA) typically as part of an Environmental Impact Assessment (EIA) or less formally as a Landscape and Visual Appraisal (LVA). Regardless of the scale of the assessment, it should address both the potential landscape effects and also the potential visual effects that may result from the development. Detailed development proposals will then be expected to respond positively to this assessment to ensure they conserve and enhance landscape character by strengthening a sense of place in accordance with policy SP7.

Historic environment

Policy SP 9

Historic Environment

The historic character, sense of place, environmental quality and local distinctiveness of West Berkshire will be sustained and enhanced through new development. Development proposals will conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, artistic or historic interest, or of landscape or townscape significance. These heritage assets include:

a) Listed Buildings;

b) Scheduled Monuments and archaeological sites of national importance;

c) Registered Parks and Gardens;

d) Registered Battlefields;

e) Conservation Areas;

f) Buildings, monuments, sites, places, areas and landscapes that have been added to the West Berkshire Local List of Heritage Assets; and

g) Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of West Berkshire's heritage and are positively identified on the West Berkshire Historic Environment Record, or through the development management process.

Development that has an impact upon a heritage asset, whether designated or non-designated, will maximise opportunities to preserve, enhance, or better reveal the asset's significance and/or setting, and make a positive contribution to local character and distinctiveness through high standards of design in accordance with policy SP7. The potential of a heritage asset to make a positive contribution towards the economy, the environment, tourism, education, and local identity should be exploited.

All proposals affecting a heritage asset should be accompanied by a 'Statement of Heritage Significance', in accordance with the current guidance from Historic England. For known assets of archaeological interest, or on land where there is archaeological potential, an archaeological desk-based assessment will be required as a minimum. The level of information provided should be proportionate to the scale and nature of the development proposed but should be sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset.

Great weight will be given to the conservation of the District's heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal: whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.

Development which would lead to substantial harm to, or loss of, the significance of a designated heritage asset or its setting will not be permitted, unless –

a) this harm is demonstrated necessary to achieve substantial public benefits that cannot otherwise be achieved and which outweigh that harm *or*

b) the nature of the asset prevents all reasonable uses of the site *and*

c) no viable use of the asset can be found in the medium term through appropriate marketing that will enable its conservation *and*

d) Conservation by grant funding or some other form of charitable or public ownership is demonstrably not possible *and*

e) The harm or loss is outweighed by the benefit of bringing the site back into use.

Development which would lead to less than substantial harm to the significance of a designated heritage asset or its setting will not be permitted, unless this harm is outweighed by the public benefits of the proposal, including securing its optimum viable use.

Development which would harm the significance of a non-designated heritage asset or its setting will not be permitted, unless the scale of the harm or loss and the significance of the asset is outweighed by other public benefits that may result from the proposals.

Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made available for public benefit, as a minimum through the deposition of evidence with the West Berkshire Historic Environment Record. Archaeological archives resulting from

investigations in West Berkshire should be deposited in West Berkshire Museum or an appropriate digital depository, with provision made for ongoing conservation, storage, access and interpretation.

Proposals for development will be informed by and respond to:

- The nature and potential of heritage assets identified through the West Berkshire Historic Environment Record and the extent of their significance.
- Relevant historic landscape character assessments.
- Other features identified in various settlement character studies including the Newbury Historic Character Study and Conservation Area Appraisals.
- The West Berkshire Historic Environment Action Plan (HEAP).

Supporting Text

5.38 People have left their mark on our landscape for over ten thousand years, modifying natural features, utilising local materials, cultivating the soil and creating monuments, buildings and settlements. This multi-layered interaction of humans and their environment tells our story and gives us a perspective on our own times. West Berkshire's historic environment is therefore a positive and irreplaceable resource, valuable not only in social, educational and economic terms, but as a frame and reference point for the creation of distinctive places for existing and future generations to enjoy. It shapes the District's sense of identity and is intrinsically linked to the quality of life of its residents, the success of its existing businesses and the wider cultural profile that West Berkshire projects to potential investors and visitors. The Local Plan therefore sets out to implement a positive strategy for the conservation, enhancement and enjoyment of the historic environment across the District as a fundamental approach to sustainable development.

5.39 The policy gives great weight to conserving the significance of heritage assets and their settings in a manner according to their importance. Heritage assets include any valued component of the historic environment, be it a building, monument, site, place, area or landscape, identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority, 'non-designated' heritage assets.

5.40 There is a wide variety of heritage assets across West Berkshire, ranging in age from the early prehistoric to the modern day and in scale from landscape parks to milestones.

5.41 Designated heritage assets in 2020 include:

- 53 Conservation Areas
- Approximately 1900 Listed Buildings
- Approximately 90 Scheduled Monuments
- 12 Registered Parks and Gardens
- 1 Registered Battlefield, the Battle of Newbury 1643

5.42 Non-designated heritage assets include:

- Those that have been entered onto the West Berkshire Local List of Heritage Assets
- Assets not yet on the West Berkshire Local List of Heritage Assets but which have been identified as having heritage interest

- in the West Berkshire Historic Environment Record;
- during the development management process;
- through other planning processes to assess local character, such as conservation area and village character appraisals;
- through Neighbourhood Plans; and
- through site assessments undertaken as part of the Local Plan

- 1 Battlefield included in the Appendix of the Battlefields Register, the Battle of Newbury 1644
- Nationally important but non-scheduled archaeological remains, which should be considered subject to the policies for designated heritage assets

5.43 Historic England produces an annual register of designated heritage assets known to be at risk as a result of neglect, decay or inappropriate development. In West Berkshire the Heritage at Risk register (HAR) has included Grade I or II* Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, the Registered Battlefield, and Places of Worship. The Battlefield of the Battle of Newbury 1643 was removed from the Heritage at Risk Register in 2017. The Council in collaboration with the West Berkshire Heritage Forum will also maintain a list of other local heritage assets which are at risk but which do not met the criteria for inclusion on the HAR. These may be Grade II listed buildings or non-designated heritage assets. Emphasis will continue to be given to finding solutions for those assets that are at risk through discussions with owners, management plans, stewardship schemes and partnership working.

5.44 Under the NPPF, local authorities should maintain or have access to a Historic Environment Record (HER). The West Berkshire HER is the principal register of the physical remains of past human activity in the area, including designated and non-designated assets and those on the Heritage at Risk register. It is the primary index to the archaeological investigations that have taken place in the District as well as to a wide range of sources of information from books to unpublished reports, and historic maps to aerial photographs, and the locations of these sources in libraries and record offices. The HER is a dynamic information service and public record, which serves both as an evidence base for the planning process and as the recipient of new knowledge gained through developer-funded fieldwork and community projects.

5.45 The HER will be used to:

- Assess the significance of heritage assets and the contribution they make; and
- Predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. Many heritage assets remain undiscovered.

5.46 Where development will lead to the loss (wholly or in part) of heritage assets, developers will be required to record and advance our understanding of the significance of the asset or relevant part of it. However the ability to investigate and record a heritage asset is not a factor in deciding whether consent for its destruction should be given. Knowledge which advances our understanding of the past is the core purpose of archaeological work. This public benefit will be best achieved if the recording is undertaken by a professionally accredited organisation or individual with appropriate expertise, complying with best practice and taking account of research frameworks. The resultant report should be deposited with the West Berkshire HER, but for investigations with particular important or unusual findings, publication through books and journals may be appropriate.

5.47 Any archaeological recording project will also involve the compilation, deposition and conservation of an archaeological archive as the record of the original findings and the raw material for future research. The West Berkshire Museum is the collecting body for physical documentary

and material archaeological archives derived from any site researched or investigated within the unitary authority of West Berkshire. Digital archives should be deposited with an accredited digital repository. Provision should be made for the curation and safe-guarding of archaeological archives to ensure continued public engagement for the purposes of exhibition, learning and enjoyment.

5.48 Development proposals likely to affect the significance of a designated or non-designated heritage asset, or its setting, are required to demonstrate a thorough understanding of context, the significance of the asset and any potential impacts on that significance through the preparation of a proportionate heritage statement. This should be in the form of a 'Statement of Heritage Significance', in accordance with Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets'. Statements of Heritage Significance must be proficient, objective and impartial in order to be of greatest value to the decision making process and should provide sufficient information to demonstrate how the proposals would contribute to the asset's conservation. For known heritage assets of archaeological interest, an archaeological desk based assessment should be provided and, where there is archaeological potential, pre-determination field evaluation may be necessary. As a minimum the West Berkshire Historic Environment Record should be consulted.

5.49 Heritage assets rarely prevent development schemes where their significance has been properly assessed and understood from the outset. Indeed, the most successful schemes often arise from this understanding and an appreciation of the social, cultural, economic, and environmental value that can be gained from their retention, sympathetic re-use and successful integration. Preserving embodied energy through the re-use and adaption of existing historic buildings for example, can be more sustainable than constructing new buildings. Proposals for energy saving measures should be designed with the knowledge and understanding of the building's significance. Getting the balance right and avoiding unintended consequences, is best done with a holistic 'whole building' approach. This helps to highlight and resolve uncertainties and reconcile conflicting aims, ensuring that energy efficient measures are suitable, robust, well integrated, properly coordinated and sustainable.

5.50 A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Advice from the Council's officers should be sought in the process of creating proposals; early assessments, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an initial stage. This is particularly relevant where heritage assets have received little previous attention, or where there is archaeological potential. Such studies can reveal alternative development or design options, such as more compatible uses or a more appropriate scale of development. These schemes are more likely to minimise harm and deliver public benefits in a sustainable and appropriate way.

5.51 Having an understanding of the way the historic environment of the District has influenced settlement patterns, and the sense of place of particular areas across West Berkshire, is essential when accommodating future development. Relevant landscape character assessments, including Historic Landscape Characterisation and Historic Environment Character Zoning 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, and adopted Conservation Area Appraisals.

5.52 The historic environment belongs to the whole community and everyone should be able to participate in sustaining this shared resource. One mechanism for achieving this is through the West Berkshire Heritage Forum, a partnership established in 2009 to recognise, promote and protect the District's heritage. The West Berkshire Historic Environment Action Plan (HEAP), published by the West Berkshire Heritage Forum, describes the character and evolution of the area as a whole and identifies its significant historic components. These include Mesolithic sites in the Kennet Valley;

transport routes such as the Ridgeway, the Kennet and Avon Canal and the Great Western Railway; pottery and brick manufacture and the cloth industry; Civil War battles; and the sites associated with the Cold War, nuclear technologies and peace protests. The HEAP identifies key issues and opportunities and provides an overview of the actions required to ensure long term conservation. Its aims encompass the promotion of greater awareness, understanding and enjoyment of the historic environment and advocacy of a multi-agency approach to sustainable management.

5.53 Since 2012 the Council has also been working with the West Berkshire Heritage Forum and local communities to compile a 'West Berkshire Local List of Heritage Assets'. The list is regularly updated as new assets are identified. Successful conservation and enhancement of the historic environment of the District can only be achieved through partnership and co-operation. To this end the Council will continue to work closely with the West Berkshire Heritage Forum and local communities to ensure that decisions continue to reflect the value the public places on it.

Green Infrastructure

Policy SP 10

Green Infrastructure

The Council will maximise the potential for strengthening both local and strategic Green Infrastructure (GI) across the District. Development will protect and enhance existing GI assets and linkages and add to the local network for the benefit of both the natural environment and the health and wellbeing of the community. This policy will be considered in conjunction with other policies in this Plan affecting the status and provision of GI in the District.

Depending on their location, nature and scale, all development proposals will:

- protect or enhance existing GI and the functions this performs, and
- create additional GI which is integrated into the overall development design from the outset.
- take opportunities to achieve multi-functionality by bringing GI functions together.

Proposals for GI will be encouraged where they:

- help to mitigate the causes of and address the impacts of climate change through measures such as sustainable drainage, minimalizing urban heating, flood risk management, and maximise GI to sequester carbon and provide cooling and insulation functions;
- create high quality GI which creates an attractive and distinctive setting to new development enhancing any existing asset that may be present;
- can provide pleasant and safe 'green routes' to commute on foot, cycle and horseback which help to link parts of urban areas and to the surrounding countryside along blue (water) and green corridors;
- contribute to biodiversity net gain and seek opportunities to use green infrastructure to extend wildlife corridors, particularly in urban areas and where it contributes to nature recovery networks;
- create green spaces within the GI network that can help improve health and wellbeing and promote local social interaction and community networks;
- can be used to increase its attractiveness as a recreation opportunity and to increase accessibility to public open spaces that are adaptable and capable of accommodating multiple uses and users of varying ability.

New GI provision will add to the integrity of the wider GI network of the District and those of neighbouring authorities.

Where a loss of, or negative impact on green infrastructure functionality is unavoidable, development proposals will demonstrate what mitigation measures are proposed and/or replacement green infrastructure will be provided. Any replacement or mitigation measure must seek to secure a net gain in lost functionality and be deployed as closely as possible to the affected green infrastructure asset. Where provision is not possible financial contributions will be required and be negotiated on a site by site basis.

Where appropriate, proposals must provide for long-term management arrangements for new and enhanced green infrastructure within major development sites.

The amount, type and design of GI will be informed by the appropriate national and local standards, guidance and best practice current at the time of the application.

Supporting text

5.54 Green infrastructure (GI) is a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities across the District. It is integral to successful place-making. The network is planned, designed and managed to:

- promote healthier living;
- lessen the impacts of climate change;
- improve air quality and water quality;
- encourage walking, cycling and other recreational and sensory experiences;
- store carbon;
- improve biodiversity and ecological resilience.

5.55 Examples of GI assets include:

- Natural and semi-natural rural and urban green spaces – including woodland and scrub, grassland (e.g. downland and meadow), heath, wetlands, open and running water, brownfield sites and bare rock habitats (e.g. quarries),
- Parks and gardens – urban and country parks, formal gardens, and institutional grounds (e.g. schools and hospitals).
- Amenity green space – informal recreation spaces, play areas, outdoor sports facilities, housing greenspaces, community gardens, roof gardens, village greens, commons, living roofs and walls, hedges, civic spaces, and highway trees and verges,
- Allotments, orchards, and farmland,
- Cemeteries and churchyards,
- Green/blue corridors - rivers and canals (including their banks), road verges and rail embankments, cycling routes and rights of way,
- Sites of Special Scientific Interest, Local Wildlife Sites and Local Geological Sites and Nature Reserves,
- Local Green Spaces,
- Archaeological and historic sites,
- Functional green space such as sustainable drainage schemes (SuDS) and flood storage areas,
- Green and brown roofs and green walls on buildings.

5.56 The policy makes clear the Council's commitment for strengthening both local and strategic GI across the District for the benefit of both the natural environment and the health and wellbeing of the community. Key opportunities include:-

- Adopting Sustainable Drainage systems to alleviate flooding and provide local amenity;
- Creating green spaces and planting within development to provide shade, cooling and wind interception and an insulation role in winter;
- Forming buffers and wildlife corridors for key habitats and species;
- Providing good quality, accessible green space and infrastructure within development to improve health and wellbeing, creating an attractive place to live and work;

- Maximising the number of functions and benefits delivered by each GI asset;
- Interconnecting GI assets to form a strong GI network of green spaces and corridors which deliver the range of GI functions;

5.57 The Council will work in partnership with the local community, developers, landowners and other organisations to identify and prioritise areas which will provide the best opportunities to protect, maintain and enhance the District's network of high quality 'multi-functional' green space.

Biodiversity and geodiversity

Policy SP 11

Biodiversity and geodiversity

Development proposals will conserve and enhance biodiversity and/or geodiversity and will deliver a net gain.

Development will be permitted where it:

- protects biodiversity and/or geodiversity value and implements appropriate conservation management. The degree of protection will be proportionate to the status of the site in terms of its international, national and/or local importance;
- minimises fragmentation and maximises opportunities for restoration, enhancements and connection of natural habitats (including links to habitats outside the district);
- incorporates beneficial biodiversity and/or geodiversity conservation features and enhances existing features, including those that will help wildlife to adapt to climate change where appropriate;
- delivers a net gain for biodiversity and/or geodiversity in the district. Development proposals across sites of all sizes will achieve a minimum 10% net gain for biodiversity, either within the site boundary or as part of on-site compensation, or where agreed, off-site compensation towards more strategic nature recovery;
- provides or retains appropriate buffer zones between development proposals and designated sites;
- provides coherent ecological permeability that is integrated and linked to the wider green infrastructure and any nature recovery network identified as relevant to the location;
- seeks to eradicate or control any invasive non-native species present on site;
- is compatible with any Biodiversity Action Plan, Local Nature Recovery Strategy or other strategic conservation management plans for species or habitats that have been formally adopted by the Council.

Development that would have a direct or indirect adverse effect on designated sites, protected or priority species or habitats that are considered to have geological and biodiversity value, will be refused unless it can be demonstrated that the benefits of the development clearly outweigh the impacts on the features of the site and the wider network of habitats. Development resulting in the loss or deterioration of irreplaceable habitats will be refused unless it accords with the exceptional reasons identified within the National Planning Policy Framework. If benefits clearly outweigh the impacts or exceptional reasons are justified, a suitable compensation strategy including long term management and maintenance, will need to be secured.

Supporting text

5.58 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.

5.59 The policy takes a hierarchical approach according to the designation and significance of the natural assets and will apply the principle of net gain through delivery in line with paragraph 174 b) of the NPPF and wider Government policy including the 25 year Environment Plan (2018). The most important sites for biodiversity and individual wildlife species receive statutory 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.

5.60 The three SACs (which are all sensitive to surface and groundwater quality and quantity) in West Berkshire are:

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

5.61 There are no SPAs within West Berkshire, although there is a very small part of the District (256 hectares) around Beech Hill within 5km of the Thames Basin Heaths SPA. The 5km boundary has been determined by Natural England as a buffer area to regulate development near the SPA. However, it is possible that certain types of development up to 7km from the boundary of the SPA could have an impact on the SPA. Proposals for new residential development of one or more net additional dwellings up to 5km from the boundary of the SPA, and residential development of over 50 dwellings located between 5 and 7km of the boundary of the SPA, will therefore require screening to assess whether they will have a likely significant effect on the SPA. Where a significant effect exists or cannot be excluded, an Appropriate Assessment under the Conservation of Habitats and Species Regulations 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.

5.62 Sites of Special Scientific Interest (SSSI) are nationally designated sites which have important wildlife or geological value. There are currently 51 SSSIs within West Berkshire covering 1470 hectares. Six fall within the SACs. The pre-dominant (60%) designated habitats are chalk streams and grassland, and ancient woodland.

5.63 The District contains a range of habitats and geological features of local significance designated as Local Wildlife Sites and Local Geological Sites. Local Wildlife Sites are non-statutory sites of significant value for the conservation of wildlife. These sites represent local character and

distinctiveness, and have an important role to play in meeting local and national targets for biodiversity conservation. There are 508[24] sites (c.7600 ha) designated for their county level importance and covering 11% of West Berkshire, many of which are ancient semi-natural woodland.

5.64 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.

5.65 Regulation 41 of the Habitats Regulations 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.

5.66 The Berkshire Biodiversity Action Plan (BAP) 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.

5.67 Biodiversity Opportunity Areas (BOA) have been identified by the Berkshire Local Nature Partnership. There are 17 which have currently been identified, either whole or in part, across the District. BOAs do not represent a statutory designation or a constraint upon development, rather, they are the areas where biodiversity improvements are likely to have the most beneficial results at a strategic scale. The Council will pursue net gains for biodiversity in and around BOAs and projects which seek to enhance biodiversity within West Berkshire, particularly based on Biodiversity Opportunity Areas, will be supported.

24 Thames Valley Environmental Records Centre (TVERC), 2017

6 Delivering Housing

Approach to housing delivery

Policy SP 12

Approach to Housing Delivery

Provision will be made for 8,840 to 9,775 net additional homes in West Berkshire for the period 1 April 2020 to 31 March 2037; 520– 575 dwellings per annum. The target figure of 575 dwellings per annum does not constitute a ceiling or cap to development.

New homes will be located in accordance with Policy SP1: Spatial strategy, Policy SP3: Settlement hierarchy and Policy DC1: Development in the countryside.

There should be no net losses from the existing stock of homes in West Berkshire. Existing homes should be retained in residential use (or replaced at least in equal numbers, normally on the proposed site), unless there is a reasoned justification in the form of a benefit to the wider community for a change of use. Developments should utilise opportunities to make better use of the existing housing stock.

Supporting Text

6.1 The NPPF, published in February 2019 states that "*to determine the minimum number of homes needed, strategic policies should be informed by a local housing needs assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach…. Any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for*".

6.2 Details of the standard method for calculating the local housing need figure (LHN) are set out in the Housing and Economic Needs Assessment section of the Planning Practice Guidance (PPG). Using the 2014-based household projections, and an uplift based on the ratio of house prices to workplace-based earnings the LHN is 513 dwellings per annum using a baseline of 2020 (520 dwellings per annum using a baseline of 2019).

6.3 There has been no request to take unmet need from other authorities within the identified Housing Market Area, or from any other adjacent authority. In 2018 there was a possibility of some unmet need in Reading Borough, but this is no longer the case.

6.4 Although the NPPF no longer refers to 'Housing Market Areas' (HMAs), the PPG provides a definition of a housing market area which refers to the importance of key functional linkages between places where people live and work. The Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA, February 2016) found that West Berkshire has a strong functional relationship with Wokingham Borough, Reading Borough and Bracknell Forest. As a result, there has been much collaborative working between these authorities on housing matters and associated infrastructure.

6.5 In order to support the Government's objective of significantly boosting the supply of homes, which is set out in the NPPF, Policy SP12 indicates the housing requirement as a range, with a minimum requirement of 520 dwellings per annum meeting the 2019 LHN. The allocation of sites in

this DPD aims to meet delivery of a higher number of homes in order to both boost supply and have some built-in flexibility. The upper end of the range is a target but should not be considered a maximum amount. It is not intended to be a cap on development that would otherwise be acceptable.

6.6 The Government has recently consulted on a revised standard method for calculating local housing need [25] but at this stage it is not known how this will be amended following analysis of the comments received. It will therefore be necessary to keep Policy SP12 under review. Although national policy requires local plans to be reviewed every five years, the NPPF is clear that strategic policies should look ahead over a minimum 15 year period from adoption. As the estimated adoption date of this Local Plan Review is 2022, the plan period has been extended to 2037.

Meeting housing need

6.7 Several sources will ensure a continuous supply of land for housing across the plan period. These include:

- retained allocations in the Local Plan and Stratfield Mortimer NDP
- existing planning commitments on unallocated sites
- windfall sites: sites not specifically identified in the development plan but that will come forward through the development control process in accordance with policies set out in the Local Plan and through the use of permitted development rights
- new sites allocated in this Local Plan Review
- new sites to be allocated in Neighbourhood Plans

Retained Local Plan and NDP allocations

6.8 The plan period of the LPR (2020 -2037) overlaps with the previous plan period (2006 – 2026) and account therefore needs to be taken of sites that have already been allocated in the Core Strategy, the HSA DPD and the Stratfield Mortimer Neighbourhood Development Plan. Of the approximately 5,000 units already allocated, only 1,071 had been completed by March 2020. Some sites are currently under construction, have outstanding planning permissions or are subject to negotiations. Retained allocations will therefore form a substantial part of the supply in the LPR. The contribution to housing supply from existing allocations has been reviewed to take account of any more detailed information about site constraints and re-assessment of site deliverability in the light of progress since original allocation. Allocated sites that are retained are listed in Policies SP13 -15.

6.9 Existing permissions for housing on non-allocated sites will also contribute to supply. Over 2,900 units on windfall sites, those not specifically identified in the development plan, already had permission or prior approval for permitted development at the end of March 2020.

Windfall

6.10 The NPPF states that local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (Para.68). Existing policies within our development plan already identify the most sustainable settlements and direct development to the built up areas within settlement boundaries. The Council also publishes and maintains a register of brownfield sites that are available and potentially suitable for residential development across the District.

25 Changes to the current planning system: MHCLG August 2020

6 Delivering Housing

6.11 The Council has assessed the contribution likely to be made from windfall sites based on past trends. It is clear that windfall sites have consistently played an important role in the housing supply of the District: approximately 74% of completions in the period 2006-2020 were on unallocated, windfall sites. The windfall allowance, of 140 dwellings per annum is, in comparison, relatively modest. It has been based on the average annual delivery on small sites of less than 10 units (excluding prior approvals for permitted development) over the existing plan period 2006 – 2020. The calculated allowance set out in Table 2 takes account of existing small permissions that are already included in the supply by deducting these from the allowance of 140 dpa over the period 2020 to 2037. Any future windfall sites of 10 units or more and prior approvals for permitted development are not included in the calculations of future supply, which introduces flexibility and means that any allocations of medium or large sites within settlement boundaries will not result in any double-counting.

Housing supply at March 2020

Table 2 'Housing Supply at March 2020' shows the position at March 2020. The allocation at Sandleford Park makes a significant contribution to the supply but it is likely that development will extend beyond the plan period.

Table 2 Housing Supply at March 2020

Supply category	Net Units
Outstanding Dwellings with Permission	
• CS: Newbury Racecourse Strategic Site	553
• HSA DPD Sites	1,036
• Stratfield Mortimer NDP Site	110
• Non-allocated sites including prior approvals	2,954
Subtotal with permission including prior approvals	4,653
Allocations without permission	
• CS: Sandleford Park (part only as delivery expected to extend beyond plan period)	1,000
• HSA DPD Sites	482
Windfall allowance to 2037	1,979
Subtotal of dwellings without planning permission	3,461
TOTAL	**8,114**

Future Supply

6.12 In order to meet the target of 575 new dwellings per annum over the plan period, and assuming that 1,000 homes are deliverable at Sandleford Park by 2037 (with the remaining 500 in the next plan period) , sites for a further 1,661 dwellings need to be found (requirement of 9,775 minus supply of 8,114). There also needs to be some built in flexibility to allow for phasing issues and for an element of non-delivery. The expression of the requirement as a range and the use of a relatively modest windfall allowance both add to the flexibility required to ensure that targets can be met.

New sites allocated in this Local Plan Review

6.13 The Council's overall approach to identifying land for allocation is set out in Policy SP1: Spatial Strategy and in Policy SPR3: The Settlement Hierarchy. Assessment of the availability, suitability and viability of individual sites has taken place through the Housing and Economic Land Availability Assessment (HELAA) and further technical and sustainability assessments have been undertaken. Sites proposed for allocation are detailed in Policies SP13 to 15 and provide additional housing supply on newly allocated sites of some 3,010 homes. This includes the strategic allocation at North West Thatcham for up to 2,500 homes where delivery of at least 1,250 dwellings is anticipated within the plan period.

Sites to be allocated in Neighbourhood Plans

6.14 A number of Neighbourhood Plans are in preparation which will allocate further sites for housing development. It is proposed that a further 315 dwellings will be allocated by local communities through their NDPs. The figures for individual neighbourhood areas are set out in Policies SP13 - 15.

Housing Trajectory

6.15 The NPPF requires local planning authorities to illustrate the expected rate of housing delivery over the plan period through a housing trajectory. In preparing the trajectory the Council engages with landowners and developers and gives consideration to likely lead in times, start dates and build rates on different types of site. The housing trajectory showing the projected timeline for the delivery of housing developments across the plan period in relation to the annual average requirement will be included in the Submission version of this development plan. The trajectory will be updated annually and reported in the Annual Monitoring Report (AMR).

Five Year Housing Land Supply

6.16 In order to comply with the NPPF, the submitted plan must be able to demonstrate that the housing trajectory includes a sufficient supply of deliverable sites for the first five years to meet the housing requirement plus the appropriate buffer to ensure a flexible and robust supply (Para 73 of NPPF). The assessment must then be reviewed on an annual basis.

6.17 The latest assessment of the five year supply was published in January 2020 and demonstrates a supply of 7.67 years for the five year period beginning 1st April 2019. This supply forms the early part of the supply which will be set out in the housing trajectory.

6.18 The ability to demonstrate a five year land supply of land for housing is important in the decision making process. If the supply falls below the required amount, the presumption in favour of sustainable development applies (para 11 of NPPF) and the plan-led approach advocated in the NPPF is compromised. The allocation of additional sites in this LPR aims to ensure that a five year supply can continue to be demonstrated when the position is reviewed each year and is maintained throughout the plan period.

6 Delivering Housing

Sites allocated for residential and mixed-use development in Newbury and Thatcham

Policy SP 13

Sites allocated for residential and mixed-use development in Newbury and Thatcham

Development in the Newbury and Thatcham spatial area will be allocated as follows:

Large sites (1ha or larger)

LPR Policy	Currrent Policy Ref	Site name	Approx no's
SP16	CS3	Sandleford Park, Newbury	1500
SP17		North East Thatcham	up to 2500
RSA1		Kennet Centre	250
RSA3	HSA2	Land at Bath Road, Speen, Newbury	100
RSA4	HSA3	Land at Coley Farm, Stoney Lane, Newbury	75
RSA5		Land adjoining New Road, Newbury	10
RSA6	HSA4	Land off Greenham Road and New Road, South East Newbury	235-255
RSA7	HSA5	Land at Lower Way, Thatcham	85
RSA8	HSA6	Land at Poplar Farm, Cold Ash	10-20
RSA33	TS2	Long Copse Farm, Enborne	24 plots

Small and Medium sites (less than 1ha)

LPR Policy	Currrent Policy Ref	Site name	Approx no's
RSA2	HSA1	Land north of Newbury College, Monks Lane, Newbury	15
RSA9	HSA7	St. Gabriel's Farm, The Ridge, Cold Ash	5

Total Dwellings by Designated Neighbourhood Area

Designated Neighbourhood Area	Total
Cold Ash	40

Supporting Text

6.19 The main focus for growth in West Berkshire is the Newbury and Thatcham area, where two strategic urban extensions are proposed; the first a greenfield site to the south of Newbury, already allocated in the Core Strategy, where approximately 1,500 homes could be developed, and the second

another greenfield site to the north east of Thatcham for approximately 2,500 homes. The Core Strategy provided for only modest growth in Thatcham in the period to 2026. Thatcham had seen considerable growth in the years prior to this and the Core Strategy focus was on regeneration rather than major growth. The Inspector examining the Core Strategy concluded that this was a reasonable approach and that in any overall review to accommodate more housing, Thatcham would be location to be considered again. Strategic development in Thatcham will bring considerable benefits to the town, not only in the provision of new housing, including affordable housing, but in the provision of new schools, community facilities and recreational provision.

6.20 Non-strategic site allocations include the redevelopment of the Kennet Centre in Newbury town centre, under-occupied for some time and offering potential for mixed use development in a highly sustainable location.

6.21 Additional units will be allocated through the Cold Ash Neighbourhood Plan.

6 Delivering Housing

Sites allocated for residential and mixed-use development in Eastern Area

Policy SP 14

Sites allocated for residential development in Eastern Area

Development in the Eastern Area will be allocated as follows:

Large sites (1ha or larger)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA10	HSA10	Stonehams Farm, Tilehurst EUA008	60
RSA12	HSA11	72 Purley Rise, Purley on Thames	35
RSA13	HSA12	Land adjacent to Junction 12 of M4, Bath Road, Calcot	150-200
RSA14	HSA13	Land adjacent to Bath Road and Dorking Way, Calcot	35
RSA15	HSA14	Land between A340 and The Green, Theale	100
RSA16		Whitehart Meadow, Theale	100
RSA17		Former sewage treatment works, Theale	70
RSA18	HSA15	Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	100
RSA19	HSA16	Land to the rear of The Hollies Nursing Home and land opposite 44 Lamden Way, Burghfield Common	60
RSA20		Land north of A4 at junction of new Hill Road, Woolhampton	20

Small and Medium sites (less than 1ha)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA11	HSA9	Stonehams Farm, Tilehurst EUA003	85 bedspace care home
RSA32	TS1	New Stocks Farm, Paices Hill	8 pitches

Total by Designated Neighbourhood Area

Designated Neighbourhood Area	Total
Burghfield	0
Stratfield Mortimer	110 already allocated up to 2026
Tilehurst	175

Supporting Text

6.22 In the Eastern Area the significant constraints to development mean provision for new development is more limited. Though Grazeley has been identified as a possible location for a new garden settlement, there are uncertainties regarding the proximity to AWE Burghfield, funding for infrastructure and delivery timescales. No strategic allocation is therefore made in this spatial area. New non-strategic allocations are proposed at the rural service centre of Theale and the service village of Woolhampton with additional sites to be brought forward through Neighbourhood Plans.

6 Delivering Housing

Sites allocated for residential and mixed-use development in the North Wessex Downs AONB

Policy SP 15

Sites allocated for residential development in North Wessex Downs AONB

Development in the North Wessex Downs will be allocated as follows:

Large sites (1ha or larger)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA21	HSA18	Land east of Salisbury Road,	100
RSA22	HSA19	Land adjoining Lynch Lane, Lambourn	60
RSA26		Land at Chieveley Glebe	15
RSA27	HSA23	Pirbright Institute site, High Street, Compton	140
RSA29	HSA24	Land off Charlotte Close, Hermitage	15
RSA31		Land adjacent to The Haven, Kintbury	20

Small and Medium sites (less than1ha)

LPR Policy	Current Policy Ref.	Site Name	Approx no's
RSA23	HSA20	Land at Newbury Road, Lambourn	5
RSA24	HSA22	Land off Stretton Close, Bradfield Southend	10
RSA25		Land north of South End Road, Bradfield Southend	10
RSA28		Land west of Spring Meadows, Great Shefford	15
RSA30	HSA25	Land to the south east of the Old Farmhouse	10

Total by Designated Neighbourhood Area

Designated Neighbourhood Area	Total
Compton	0
Hermitage	20
Hungerford	55
Lambourn	25

Supporting Text

6.23 The special characteristics of the North Wessex Downs AONB mean that development will be modest, helping to meet local needs, support the rural economy and sustain local facilities in accordance with Policy SP2. Sites in the rural service centres of Hungerford and Lambourn will be brought forward through neighbourhood plans. New sites in the service villages of Chieveley, Kintbury, Bradfield Southend and Great Shefford are proposed for allocation in this Local Plan Review.

Sandleford strategic site allocation

Policy SP 16

Sandleford strategic site allocation

The site, as identified on the map, is allocated for a residential development comprising approximately 1,500 dwellings.

A Mineral Resource Assessment (MRA) will be required to be provided for the site.

The site will be delivered to achieve a sustainable, comprehensive development and ensure the timely and co-ordinated provision of infrastructure.

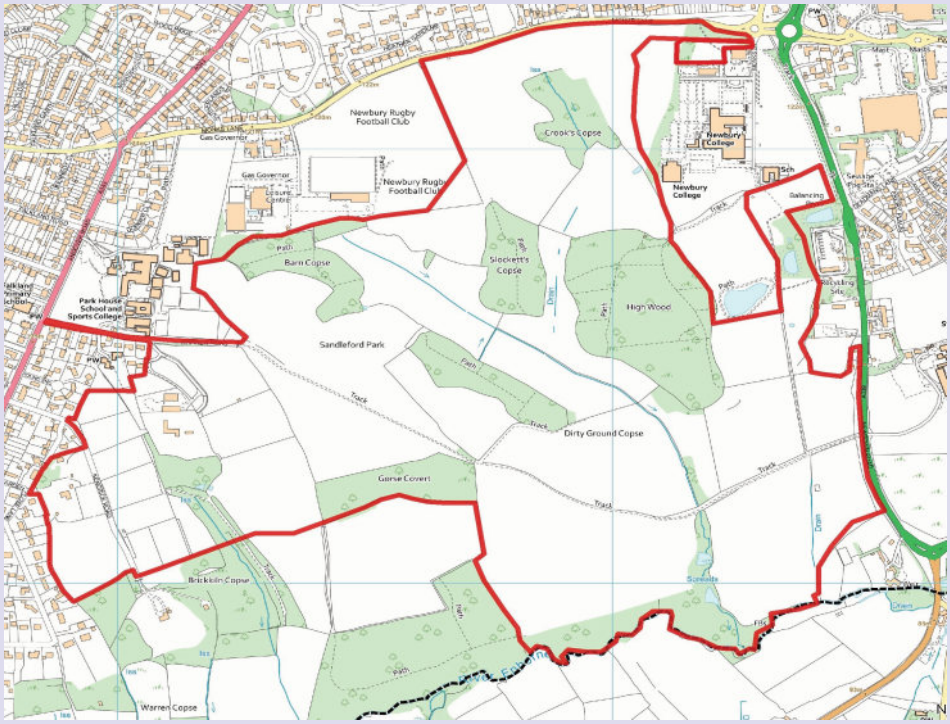
The Council will be supportive of proposals which have regard, and positively respond, to the Sandleford Park SPD (2015) which provides a framework for the future development of the site.

Development of the site will be expected to deliver:

- At least 40% affordable housing
- A housing mix which complies with the housing mix contained in table 4 of policy LSP18 and therefore an emphasis on homes with at least 3 bedrooms
- Development to be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory;
- On-site renewable energy to assist in the delivery of a carbon neutral development
- Four primary all vehicle accesses:
    - Two off Monks Lane
    - One through to Andover Road via Warren Road; and
    - One onto the A339
- Sustainable transport through routes connecting the A339, Monks Lane and Andover Road for pedestrians, cyclists and public transport
- Further infrastructure improvements will be delivered in accordance with the Infrastructure Delivery Plan.
- Provision of a new primary school on site and the extension of Park House School;
- Provision for retail facilities in the form of a local centre and business employment;
- A network of green infrastructure to be provided which will:

- conserve the areas of ancient woodland and provide appropriate buffers between the development and the ancient woodland;
- mitigate the increased recreational pressure on nearby sensitive wildlife sites, secure strategic biodiversity enhancements;
- provide a country park or equivalent area of public open space in the southern part of the site; and
- respect the landscape significance of the site on the A339 approach road into Newbury.

Figure 5 Sandleford Park Strategic Site



Supporting text

6.24 The vision for Newbury contained in the Core Strategy DPD (2012) was that the town would retain its traditional market town heritage whilst undergoing infrastructure improvements and development and renewal of commercial uses and housing, to create a vibrant 21st century centre. It would be the main focus for housing growth over the period with new housing development well integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure.

6.25 In reviewing the vision for Newbury as part of the Local Plan Review, the town will remain a focus for development. Newbury will retain its traditional market town heritage and continue to fulfil its key role as the administrative centre and major town centre for the District. Opportunities will continue to be taken to regenerate and enhance the townscape of the town centre and its periphery.

6.26 The Council's spatial strategy is outlined in Policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in policy SP3). Newbury, as part of the Newbury and Thatcham urban area, is a sustainable location for development.

6.27 The Sandleford Park site to the south of Newbury comprises approximately 134 hectares of land. It is bordered to the north by existing development along Monks Lane and could accommodate approximately 1,500 dwellings with associated community facilities and services.

6.28 The site was allocated as a strategic development in the Core Strategy DPD (2012). Since then, a SPD for the Sandleford Park site was adopted (2013) and set out the detailed guidelines for the distribution of uses and design of the site. To address some concerns that there was potential that the site may not come forward in a comprehensive manner, the SPD was amended in 2015 to reflect the need for a single planning application for the site to ensure that the site is comprehensively delivered, with timely and well planned provision of infrastructure.

6.29 Whilst applications for developing the site have been considered by the Council, it does not yet benefit from planning permission. The site was submitted to the Council as part of the call for sites for the Local Plan Review and was assessed within the HELAA (2020). In reviewing the evidence, it remains the firm belief of the Council that Sandleford Park is the most appropriate location for strategic housing delivery in Newbury.

6.30 Hence, Sandleford remains allocated for development. The area is accessible to facilities and services in Newbury town centre and is also close to other retail and educational facilities. Whilst the site has not delivered housing to date, the Council is confident that the site will deliver housing within the plan period of the Local Plan Review and is actively working to ensure this. Delivery of approximately 1,000 dwellings is anticipated within the plan period.

6.31 British Geological Survey data indicates that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Mineral Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with saved policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire.

6.32 The Housing Site Allocations DPD (HSA DPD) was adopted in 2017 and contains a generic policy (GS1) which includes a criterion applying to all allocated sites whereby they will be master planned and delivered as a whole and that a single planning application will be submitted for each to ensure a comprehensive approach to development is achieved. That policy has been reviewed, and deleted, as part of the Local Plan Review. This policy (SP16) now ensures that a comprehensive approach to development at Sandleford is achieved. This policy takes precedence over the SPD requirement for a single planning application, but makes clear that the site must be delivered to achieve comprehensive development and ensure the timely and co-ordinated provision of infrastructure.

6.33 In addition, the importance of the SPD is highlighted such that the Council will be supportive of proposals which have regard, and positively respond, to it as it provides a framework for the future development of the site.

6.34 Following the adoption of the HSA DPD in 2017, the settlement boundary at Sandleford was amended such that land between Garden Close Lane and Kendrick Road is now included within the settlement boundary of Newbury. As there is now a presumption in favour of sustainable development at this location, the boundary of the site is updated to include this land.

6.35 Criteria for the delivery of the site are included in the policy above. As work on the Local Plan Review progresses, these will be further developed and refined to include any additional, specific, mitigation measures and infrastructure requirements identified by stakeholders engaging with the process.

North East Thatcham strategic site allocation

Policy SP 17

North East Thatcham Strategic Site Allocation

The site, as identified on the map, is allocated for a residential-led development comprising approximately 2,500 dwellings.

A Mineral Resource Assessment (MRA) will be required to be provided for the site.

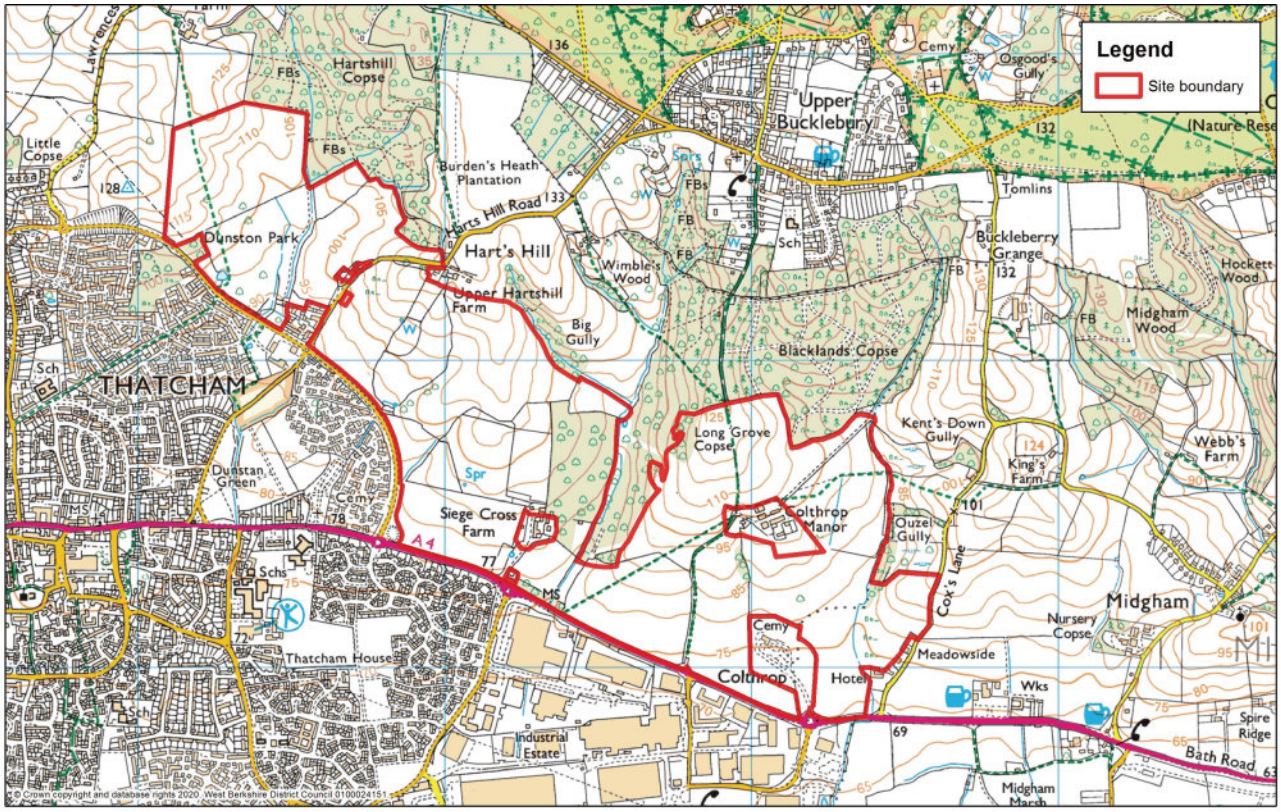
The site will be delivered to achieve a sustainable, comprehensive and landscape-led development and ensure the timely and co-ordinated provision of infrastructure.

The Council will be supportive of proposals which have regard, and positively respond, to the masterplanning work contained in the Thatcham Strategy Growth Study (2020).

Development of the site will be expected to deliver:

- At least 40% affordable housing
- A housing mix which complies with the housing mix contained in Table 4 of policy SP18 Housing type and mix
- At least 3% of dwellings to be delivered via serviced custom/self-build plots
- On-site renewable energy to assist in the delivery of a carbon neutral development
- 2 new primary schools (1 x 3FE, 1 x 2FE) and the sports infrastructure requirements of those schools
- A new secondary school (8FE) and the sports infrastructure requirements of that school
- Surface water management approaches that could deliver net gain for Thatcham town
- Biodiversity net gain through habitat restoration and linkages
- A network of green infrastructure which will include a new strategic country park linking Thatcham to the plateau and the AONB
- Local centres providing local retail facilities and small-scale employment space
- Active travel improvements on routes between the site, town centre and railway station
- Appropriate vehicular accesses and a through route
- Sustainable transport through routes

Figure 6 North East Thatcham Strategic Site



Supporting Text

6.36 Thatcham has experienced rapid population growth during the post-war period, expanding more than 5 times since 1951. This growth has been accompanied by infrastructure growth in transport, and a considerable expansion in the built-up area to match the population growth. However, in recent decades, the provision of social infrastructure has not kept pace with housing growth.

6.37 The vision for Thatcham contained in the Core Strategy DPD (2012) was that Thatcham town centre would be a focus for regeneration, enabling the town to fulfil its role within the District's Hierarchy of Centres by improving the retail offer and enhancing the streetscape. The provision of leisure and community facilities for all ages would be improved and encouraged within the town centre. The town would become more self-contained providing a range of job opportunities and encouraging residents to shop and socialise locally. Additionally, the Core Strategy concentrated housing expansion in Newbury.

6.38 In reviewing the vision for Thatcham as part of the Local Plan Review, and to best understand how to plan for growth in Thatcham within the plan period, the Council commissioned masterplanning work (Thatcham Strategic Growth Study (TSGS) 2020).

6.39 This evidence draws on other recent evidence produced to support the Local Plan Review such as the Landscape Character Assessment (LCA) (2019) and the Housing and Employment Land Availability Assessment (HELAA) (2020). The TSGS shows that Thatcham compares poorly to other similar centres in terms of overall service provision, including public services and commercial services. The town's self-image is of a large village, rather than as a thriving market town.

6.40 In addition, it demonstrates that recent planning decisions support the approach that only growth of a strategic scale can support the service provision and regeneration that Thatcham requires.

6.41 The TSGS considers the sites promoted to the Council as part of the Local Plan Review and recommends that if strategic development were to occur in Thatcham, the most appropriate location to examine in more detail is the site promoted at North East Thatcham.

6.42 The western edge of the site is adjacent to the existing Thatcham settlement boundary along Floral Way and Bath Road (A4). The eastern end of the site is adjacent to Colthrop Industrial Estate, which is contiguous with Thatcham.

6.43 Stage 3 of the TSGS examines the North East Thatcham site in detail and, using community objectives which emerged during a community stakeholder workshop, provides context for how development could come forward at the site.

6.44 The Council's spatial strategy is outlined in Policy SP1 and affirms a continued approach to focusing development in settlements in line with a District-wide settlement hierarchy (contained in policy SP3). Thatcham, as part of the Newbury and Thatcham urban area, is a sustainable location for development. The TSGS shows the most sustainable way for development to come forward in the town and this policy draws on that evidence.

6.45 Hence, Thatcham is now a focus for regeneration, for new housing and for improved provision of services and facilities. A new urban extension to the north east of the town is allocated for development and will provide a new residential neighbourhood with supporting facilities and green infrastructure and enable long-term planning for Thatcham's future. Delivery of at least 1,250 dwellings is anticipated within the plan period.

6.46 British Geological Survey data identifies that the site is underlain in part by construction aggregate mineral deposits. Therefore, a Minerals Resource Assessment will be carried out to determine the possibility of prior extraction of the mineral in accordance with saved policies 1, 2 and 2A of the Replacement Minerals Local Plan for Berkshire.

6.47 Criteria for the delivery of the site are included in the policy above. As work on the Local Plan Review progresses, these will be further developed and refined to include any additional, specific, mitigation measures and infrastructure requirements identified by stakeholders engaging with the process.

Housing type and mix

Policy SP 18

Housing type and mix

Residential development will contribute to the delivery of an appropriate mix of dwelling tenures, types and sizes to meet the existing and future housing needs of all sectors of the community, including those with specialist requirements.

Residential developments should provide a mix of unit sizes. All developments, including conversions, of more than 10 dwellings (gross) will provide a mix of dwelling sizes reflecting the requirements of Table 4 in the supporting text to this policy, or any more recent evidence published by the Council.

In determining any variation from this mix the Council will have regard to:

i. the most up to date evidence on local housing needs;
ii. the appropriate mix for the site's size and location;
iii. for conversions or redevelopment, any physical factors limiting a particular mix; and
iv. site specific viability.

In order to support local communities to meet their housing needs the Council may support the development of housing schemes that are initiated by local communities. These may include schemes involving affordable housing, co-housing, community self-build, or housing for people with specific needs such as older people or those with disabilities.

Supporting Text

6.48 In addition to ensuring that an appropriate amount of housing is provided in suitable locations, it is also important to ensure that there is a wide choice and mix of housing to meet existing and future local needs, and to help secure mixed and balanced communities. Housing provision must support the needs of the whole community, including the provision of both market and affordable housing, and reflect the needs of specific groups such as, but not limited to, families with children, single person households, the elderly, those households with specific needs, those wishing to build or commission their own home, gypsies, travellers and travelling showpeople and those seeking houseboat moorings. Developers will therefore need to consider housing mix in their proposals, including any local evidence of housing needs or evidence in Parish or Neighbourhood Plans which may be important considerations even for small sites, particularly in rural areas.

6.49 The Berkshire Strategic Housing Market Assessment [26](SHMA) and the subsequent Updated Housing Needs Evidence[27] identified the mix of new homes required and the need for specialist housing. The evidence supports maximising affordable housing on new development sites and requirements for affordable housing are set out in Policy SP 19 'Affordable Housing'. Policy DC18 and Policy DC17 provide policy for specialist housing and self and custom build respectively. Policy DC29: Residential space standards sets out the requirement for residential development to meet nationally described space standards in order to ensure that new homes provide sufficient space for basic daily activities and needs.

26 Berkshire (including South Bucks) Strategic Housing Market Assessment: GL Hearn February 2016
27 Updated Housing Needs Evidence: Iceni May 2020

6 Delivering Housing

6.50 The evidence also shows that the following broad mix of future dwelling sizes is required for market and affordable housing:

Table 3 Housing size by number of bedrooms

	1-bed	2-bed	3-bed	4+bed
Market	5 -10%	25 – 30%	40 – 45%	20 – 25%
Affordable	20 – 25%	35 - 40%	30 - 35%	5 -10%

6.51 To ensure mixed and balanced communities, a mix of dwelling sizes, in line with the table above, will be sought from developments delivering new homes. While developments will be expected to reflect this mix, rigid application of these requirements may not be appropriate in all cases. When considering the appropriate mix, the council will have regard to:

- the scale of development;
- individual site circumstances including location, character of surrounding area and any physical building constraints, particularly in relation to conversions;
- viability, subject to the applicant submitting a viability assessment at the application stage and its independent assessment by the Council;

6.52 Given the expected increase in the number of older people during the plan period and the specific needs of those with long-term health conditions and disabilities, there is a requirement for homes which are adaptable and accessible (see Policy DC18 specialist housing). The dwelling mix set out above does not apply to developments for sheltered housing, extra care housing and registered care provision. In such developments, the appropriate mix of dwelling sizes will be assessed against the specific needs of intended occupiers.

6.53 The Council supports the development of housing schemes that are initiated by local communities. The Council will expect that the proposal has been initiated by a legitimate local community group which is able to demonstrate that it has a democratic structure, is not for profit, is controlled by the local community and has appropriate policies and procedures in place. Community groups may wish to consider partnering with organisations such as housing associations, landowners and agents in bringing forward sites for development.

Affordable housing

Policy SP 19

Affordable Housing

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.

The following levels of affordable housing provision will be sought by negotiation:

- On development sites of 10 dwellings or more (or 0.5 hectares or more), 30% provision on previously developed land and 40% on greenfield land;
- On development sites of between five and nine dwellings, 20% provision.

The levels set out above represent the default position and a lower provision of affordable housing should not be sought, other than in exceptional circumstances, and where fully justified by the applicant through clear evidence set out in a viability assessment.

In exceptional circumstances where site specific issues inhibit the provision of on-site affordable housing, or where provision can be better met on an alternative site in the district, off-site contributions may be accepted as an alternative.

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

This policy is not restricted to development which falls within Use Class C3 but applies to all forms of self-contained residential development including C2 uses such as extra care housing.

Affordable homes will be built to net zero carbon standards to help meet objectives on sustainability and climate change. The affordable units will be appropriately integrated within the development.

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

Supporting Text

6.54 West Berkshire is an area of high property prices and many local people have difficulty gaining access to suitable housing on the open market. Provision of affordable housing is seen as a priority as housing has wide implications on health, education and employment opportunities.

6.55 The affordable housing need was assessed in the Berkshire Strategic Housing Market Assessment[28] and reviewed in the Updated Housing Needs Evidence[29]. The revised NPPF introduces a revised definition of what constitutes affordable housing and the Government has set

28 Berkshire (including South Bucks) Strategic Housing Market Assessment: GL Hearn February 2016
29 Updated Housing Needs Evidence: Iceni Projects Ltd May 2020

out an expanded definition of those who are considered to be in affordable housing need in Planning Practice Guidance, which now captures households who might be able to rent a market home, but who aspire to own a home and require support to be able to do so.

6.56 The latest evidence shows a high need for affordable housing across the District. Whilst the level of need will be kept under review the policy therefore seeks to maximise opportunities for increased affordable housing delivery.

6.57 Methods for securing affordable housing as an element of market housing proposals are well established. A study of economic viability[30] has been carried out on behalf of the Council which sets out the evidence for affordable housing thresholds. The Council recognises that in some circumstances there may be exceptional costs of development which need to be acknowledged, and that the policy may represent the starting point for negotiation. The Council will carefully scrutinise proposals which appear to fall artificially below the required thresholds which may indicate a possible attempt to avoid making the appropriate contribution towards the delivery of affordable housing. Such proposals are likely to be refused planning permission where they fail to make efficient use of land.

6.58 The viability evidence supports a higher contribution to affordable housing on greenfield sites. The requirement for affordable housing will be applied to the gross number of dwellings on the proposed site, although it is recognised that there are circumstances where national policy allows an exception. Where vacant buildings are being reused or redeveloped the existing gross floorspace will be deducted from the overall affordable housing contribution calculation.

6.59 As a starting point, the Council seeks a tenure split of the affordable housing on each development site of 70% social rented and 30% affordable home ownership. The Housing Need Assessment concludes that the core requirement is for social rented housing. There is, however, still a significant proportion of existing and newly arising households that require access to some form of affordable home ownership.

6.60 The NPPF requires that policies should expect at least 10% of the total number of homes on major developments to be available for affordable home ownership with exemptions for schemes which provide solely Build to Rent homes, specialist accommodation for those with specific needs, sites for those who wish to build or commission their own homes or which are exclusively for affordable housing. The Government's recent consultation on Changes to the current planning system[31] proposes that a minimum of 25% of all affordable housing units secured through developer contributions should be First Homes, homes for first-time buyers with a 30% discount against market value. As the financial and national and local policy context is subject to change, the Council may, subject to site specific circumstances, consider an alternative negotiated mix of tenure. The objective will be to ensure that where affordable housing is being delivered it is affordable to those in need at the time the planning application is determined.

6.61 On smaller schemes where a 70/30 split is impractical the tenure would be based on local need. Given the nature of the policy there will be instances where the proportion of affordable housing sought will result in the provision of a part unit. In these cases the part unit will be rounded up or down to provide the nearest whole unit.

6.62 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.

30 Affordable Housing Viability Study: Dixon Searle Partnership October 2019
31 Changes to the current planning system: MHCLG August 2020

7 Fostering economic growth and supporting local communities

Strategic approach to economic development and hierarchy of centres

Policy SP 20

Strategic approach to economic development and hierarchy of centres

This Local Plan makes provision for 62,000 sqm of office (Class E) floorspace and 65,000 sqm of industrial, storage and distribution (Classes B2 and B8) floorspace over the plan period.

This will be achieved through the following:

a) The creation of new Designated Employment Areas (DEAs) and extensions to existing DEAs; and

b) The delivery of significant new high-quality office provision through the development and redevelopment of sites in Newbury Town Centre; and

c) The protection of the District's existing DEAs (as defined on the Policies Map) and the businesses and premises within them.

New office and retail development will be directed to Newbury Town Centre, and then other town and district centres (as defined by the Policies Map) in line with the following hierarchy:

i. Major town centre – Newbury

ii. Town centre – Thatcham and Hungerford

iii. District Centres – Pangbourne, Lambourn and Theale

Other employment development requiring a town centre location will normally be supported provided it will benefit the local economy and it will not adversely affect the vitality and viability of the District's town centres.

The Council will also be supportive of proposals in town centres which incorporate local community uses (Class F2) and cultural uses (sui generis), which can have a positive effect on the vitality of the District's town centres.

Development of office, other commercial and service uses (Class E) and community uses (Class F) outside existing town and district centres will be required to demonstrate:

- there are no other sequentially preferable sites within or on the edge of centres and Designated Employment Areas (not in an edge or out of centre location); and
- the vitality and viability of the existing town and district centres will not be adversely affected.

Development proposals requiring planning permission, which seek the loss of office floorspace within defined town and district centres will be permitted where the vitality and viability of the existing centre is maintained and where possible, enhanced.

7 Fostering economic growth and supporting local communities

Supporting text

7.1 The purpose of this policy is to plan for growth and set out the type of floorspace needed to meet the District's economic needs over the plan period. It is recognised that economic development encompasses business, commerce and service uses, as well as community and other public facilities. However, this policy specifically deals with employment development to ensure that growth is delivered where it best builds on the strength of West Berkshire's economy.

7.2 The Council's Employment Land Review assesses the net demand for employment land over the plan period. This was informed by undertaking a comparison of past take up of employment floorspace and economic forecasts - the latter is informed by population and jobs growth based on the standard method for calculating housing need.

7.3 Whilst past trends suggested limited office growth in the future, the economic forecast predicts positive jobs growth over the plan period suggesting a clear need for a net increase in office in this plan period with a minimum of 62,000 sqm needed to ensure that the policy is sufficiently flexible. There is a need to deliver significant new purpose-built office accommodation in Newbury town centre, which has seen a significant amount of stock lost through residential Permitted Development Rights in recent years. In particular, there is a need to maximise new office provision through redevelopment schemes to ensure a sufficient balance of floorspace can be achieved. Past trends analysis and economic forecasts broadly align but indicate a slightly higher need of 65,000 sqm for industrial floorspace over the plan period.

7.4 As such, this plan identifies a number of proposed extensions to existing Designated Employment Areas, as well as number of DEAs to accommodate the projected net demand for industrial floorspace over the plan period.

7.5 Office development will continue be directed towards West Berkshire's town and district centres, where development is accessible and well served by public transport in accordance with the NPPF. The policy sets out the district's hierarchy of centres based on their scale, character, and function. There will be a particular focus on Newbury, where there is a clear market demand for high quality new office provision – potential for new office space in the town centre should therefore be maximised accordingly.

7.6 The Council's preferred approach is that 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 DEA. If this is shown not to be possible, then an impact assessment is required to clearly show that the vitality and viability of the District's town and district centres is not adversely affected. The London Road Industrial Estate is an edge of centre DEA which has scope for comprehensive regeneration within the plan period to maximise the potential of the site. Office development may be appropriate in that context.

7.7 It is also recognised that other employment development may be linked with the local economy. These proposals will be supported provided they require a town centre location and will not adversely impact on the vitality and viability of the District's centres. This includes retail development.

7.8 In addition, it is recognised that local community and cultural uses have an important role to play in maintaining and enhancing the vitality of the District's town centres. The cultural heritage offer in West Berkshire is vibrant, diverse and strong and it makes a unique contribution to the richness of West Berkshire as a place to live, work and learn.

7.9 Whilst the Council has an important role to play, most of the richness and variety of local cultural heritage[32] is developed and delivered by a range of independent organisations, venues, festivals and community and voluntary organisations. Proposals for the retention and development of venues such as theatres, live music performance venues, pubs, cinemas and community halls will be supported.

7.10 Small scale proposals (under 2,500 sqm in floorspace) for business and other commercial and services (Class E) and community uses (Class F) which appear to seek to artificially disaggregate and/or circumvent the sequential test may be refused unless they can demonstrate that there are no other sequentially preferable sites.

32 The West Berkshire Draft Cultural Heritage Strategy (October 2020) sets out the ambition and vision of the council and key stakeholders for cultural heritage in West Berkshire in 2020-30. Its vision is that West Berkshire will have a sustainable, resilient and thriving cultural heritage sector that brings significant benefits to the economy and the health and wellbeing of all our residents. It acknowledges that whilst the Council has an important role to play, effective partnerships between all stakeholders will be key to delivery of the strategy.

7 Fostering economic growth and supporting local communities

Sites allocated for economic development

Policy SP 21

Sites allocated for economic development

Extensions to Designated Employment Areas for industrial, storage and distribution uses

Designated Employment Areas will be extended to include the following sites (as defined on the Policies Map) for employment floorspace:

Ref	Site Name	Floorspace (sqm)
EMP1	Land east of Colthrop Industrial Estate, Thatcham	20,400
EMP2	Former Youngs Garden Centre, Youngs Industrial Estate, Aldermaston	7,700
EMP3	Land off Benyon Road, Easter Park, Aldermaston	8,400
EMP4	Land to the north west of Paices Hill, Youngs Industrial Estate, Aldermaston	11,600
EMP5	Land west of Ramsbury Road, Membury Industrial Estate, Lambourn Woodlands	27,600

Planning applications for employment uses on these sites will be supported provided that detailed proposals:

a) Are broadly consistent with the indicative provision for floorspace; and

b) Are complementary to the existing uses in that location; and

c) Are consistent with the integrity and function of the location for employment uses.

Planning permission for other commercial and services (Class E) uses will be granted provided that criteria b) and c) are met, and the proposals do not prejudice the future development potential of the extended area.

Identification of new Designated Employment Area

In addition, the following site is identified for the delivery of new employment floorspace, as a new Designated Employment Area: Theale East Business Centre (as defined on the Policies Map):

Ref	Site Name	Floorspace (sqm)
EMP6	Land north of Arlington Business Park, Theale East Business Centre	20,000

Planning permission for employment uses on this site will be granted where they are consistent with Policy DC31 (Designated Employment Areas).

Classification of existing employment areas as Designated Employment Areas

The following sites are currently well established employment areas within West Berkshire. their importance to the local economy is recognised by identifying them as Designated Employment Areas.

Site Name
Greenham Business Park
The Vodafone Campus, Newbury
Easter Park, Aldermaston
Langley Business Court, Beedon
The Old Mill Trading Estate, Pangbourne

Supporting Text

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

7.12 National policy sets out the definition of economic development which goes beyond employment to include main town centre uses, as well as community and public uses. This policy deals with business development in order to ensure the health of the District's Designated Employment Areas are maintained.

7.13 Those areas known as Protected Employment Areas (PEAs) are renamed Designated Employment Areas (DEAs). The 20 existing PEAs all have high occupancy rates for industrial uses, and high to moderate for office. All are identified again as DEAs and are listed in Appendix 6.

7.14 Development will also continue to be supported on existing, non-DEA, employment sites, particularly on those sites seen as strategically important for the District's economy, such as the Atomic Weapons Establishment (AWE) at Aldermaston and Burghfield.

7 Fostering economic growth and supporting local communities

Transport

Policy SP 22

Transport

Development that generates a transport impact will be required to:[1]

- Have regard to the West Berkshire's declared Climate Emergency[2] and minimise the impact of all forms of travel on the environment.
- Improve and promote opportunities for active travel.
- Improve travel choice and facilitate sustainable travel particularly within, between and to main urban areas and rural service centres.
- Demonstrate good access to key services and facilities.
- Mitigate any impact on local transport networks and the strategic road network.
- Have regard to the West Berkshire Freight Route Network and availability of lorry parking where development will need the support of these facilities.

Non-residential developments will be required to prepare Transport Assessments or Transport Statements as appropriate in support of the proposed development. The judgement regarding the need for such documents lies with the Local Planning Authority and will be guided by indicative thresholds[3] for various uses.

For residential development, a full Transport Assessment will be required where 60 or more dwellings are proposed. Where 30 or more dwellings are proposed, a Transport Statement will be required. Where appropriate, any development below 60 dwellings may be requested to produce a full Transport Assessment. Development proposals should follow the advice set out in the Council's 'Highway Design Guidance for Residential Developments.'

Travel Plans and the implementation of associated measures will be required for all developments which generate a significant amount of transport movement and in accordance with policy DC36 relating to parking and travel plans.

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[1] 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.

[2] West Berkshire Council declared a Climate Emergency in July 2019. This committed to create a strategic plan for West Berkshire that aims to deliver carbon neutrality by 2030. To this end the Environment Strategy was published in July 2020.

[3] Indicative thresholds are set out in the Council's guidance note on Transport Assessment.

Supporting Text

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

7.16 Central to this policy is the recognition of the part that transport needs to play in adapting to help achieve the local Climate Emergency target of carbon neutrality by 2030. The development of new ideas and technologies in relation to reducing the environmental harm caused by our travel activities is moving at pace. It is essential that new development in the District adopts the latest standards and practices in reducing carbon in order that transport and travel is leading the way in West Berkshire in tackling climate change and minimising harm to our environment.

7.17 Improving and promoting opportunities for active travel should be considered for all development and be carried out in a way that recognises safety as a key consideration. Particular focus should be given to the safety of pedestrians, cyclists, equestrians, and other vulnerable road users. These active travel modes benefit people's health and are promoted through the Local Transport Plan and the Environment Strategy.

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

7.19 The Council's desire to plan for people to live in places where there are local facilities and services, whether these are fixed or mobile will support the ambition to reduce the need to travel which is one of the best ways of reducing the impact on the environment or stress on local transport networks. The changing nature of technology and how this facilitates working from home and access to services through the world wide web also contributes to this.

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

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

7.21 The Council is responsible for the local highway, cycle and walking, and public right of way networks as well as supporting public transport networks. Highways England is responsible for the strategic road network (SRN) which, in West Berkshire, comprises the M4 and the A34. All development proposals will be required to demonstrate that they do not adversely affect these networks or that they can mitigate the adverse impact. Where a Transport Assessment for a significant development illustrates that there will be an impact on the capacity of the SRN or local networks, the developer will need to undertake detailed traffic modelling in accordance with national guidance. Developers will need to work with the Council and Highways England to establish a suitable mitigation package.

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

take into consideration the FRN. Developments that have associated travel activity that is likely to require the use of local lorry parking facilities should have regard to the capacity of these facilities in support of their proposed development.

7.23 Transport Assessments / Statements and Travel Plans are vital to support planning proposals so that the impact of the proposed development can be assessed and mitigated. All developments which are judged to generate significant transport movement will be required to provide a suitable level of assessment.

7.24 Details around requirements for parking provision (relating to cycle, motorcycle and car parking) are dealt with along with details for Travel Plans in policy DC36.

Infrastructure requirements and delivery

Policy SP 23

Infrastructure requirements and delivery

New development will only be supported where infrastructure, facilities and services both on and off site, necessary to make the development acceptable, will be provided as and when appropriate.

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 new development and secure the delivery of development within this plan 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 Local Plan Review will be included within an appendix.

Supporting Text

7.25 To ensure that new development within West Berkshire is sustainable, it needs to be supported by adequate and appropriate infrastructure in a timely manner. Infrastructure includes, but is not limited to, physical, social and green (including blue) infrastructure. Certainty regarding the infrastructure requirements of new development is needed, therefore infrastructure will be completed in advance of new development where appropriate.

7.26 In preparing the Local Plan Review, the Council is working in partnership with infrastructure providers, both internal departments and external organisations, to identify the infrastructure required to support and facilitate the new development proposed in the plan. Details of this will be contained in the Council's emerging Infrastructure Delivery Plan as well as the CIL Charging Schedule and related documents governing planning obligations.

7.27 Where appropriate, the Council will encourage developers to provide the necessary infrastructure and facilities themselves as part of new development, rather than by making financial contributions, provided that these include funded proposals for long term management and maintenance.

7.28 The policy is supported by the Planning Obligations Supplementary Planning Document.

7.29 National planning policy requires that the viability of new development is considered in the context of infrastructure requirements. In considering planning obligations, the relevant tests will need to be applied as set out in Regulation 122 of the CIL Regulations 2010 (as amended).

8 Non strategic site allocations: our place based approach

8.1 This section contains draft policies for the non-strategic residential and mixed use site allocations. A significant number of sites are already allocated, carried over from the Housing Site Allocations DPD. Not all the HSA DPD sites have been included: those where development has been completed or is close to completion have been excluded as there is no need for an allocation in the LPR. The HSA DPD sites will be reviewed before the next draft of the LPR and their inclusion will depend on progress towards delivery of housing on the site.

8.2 Policies for the new proposed allocations provide approximate numbers of dwellings, based on the West Berkshire Density Pattern Book Study, unless the site promoter has suggested a development potential that is lower than that calculated via the Density Pattern Book Study. The actual numbers achieved may vary slightly depending on design and mix of uses on mixed-use sites. Detailed policy criteria will be developed following this consultation on the emerging LPR.

Sites allocated for residential development: Newbury and Thatcham Area

Policy RSA 1

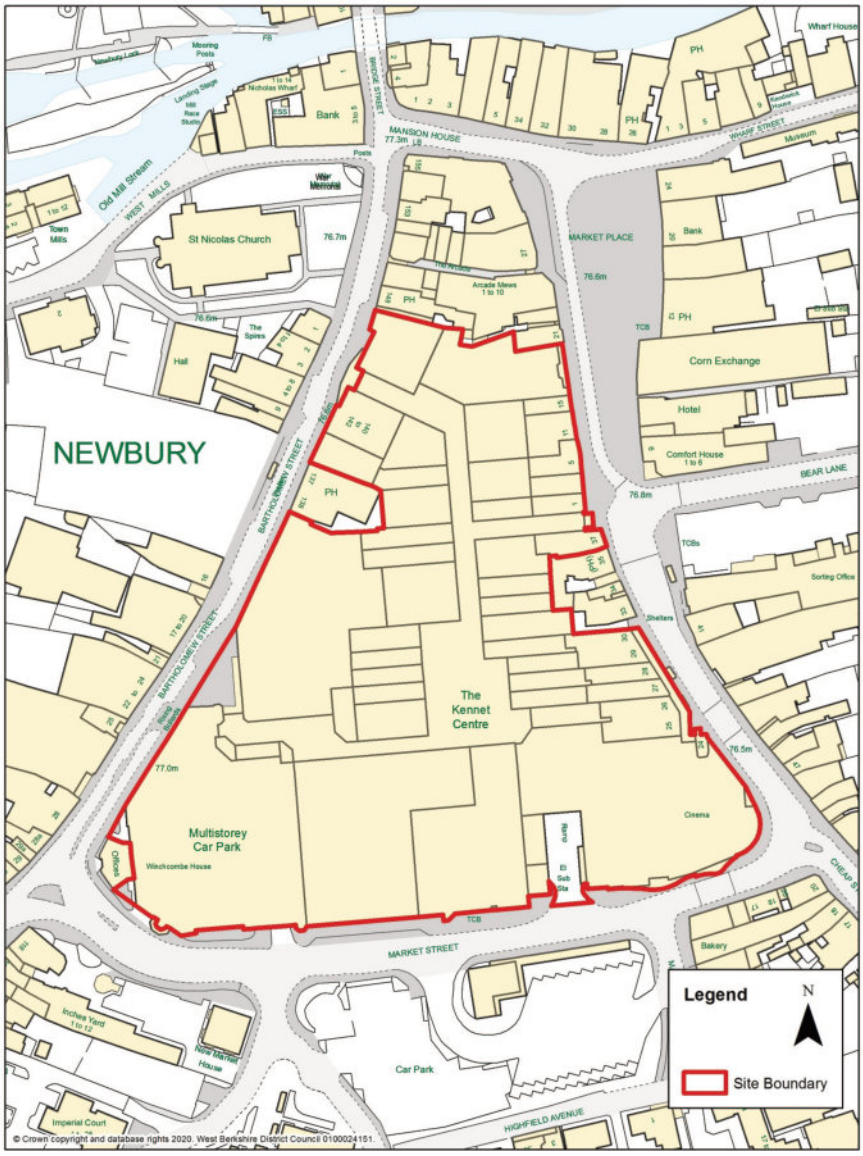
The Kennet Centre, Newbury (Site Ref: NEW3)

The site, as identified on the indicative map, is proposed to be allocated for a mixed-use development that includes approximately 250 dwellings. The residential aspect would complement the existing uses on the site.

The site occupies a highly sustainable location and may present opportunities for higher densities than estimated using the West Berkshire Density Pattern Book, as much will depend on the mixture of uses and design of the development.

Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements, and will include the need for the design and scale of development to complement existing buildings and the Newbury Conservation Area.

The Kennet Centre, Newbury



8 Non strategic site allocations: our place based approach

Policy RSA 2

Land north of Newbury College, Monks Lane, Newbury (Site ref HSA 1)

This site, as shown on the indicative map, has a developable area of approximately 0.5 hectares and will be delivered in accordance with the following parameters:

(i) The provision of approximately 15 dwellings.

(ii) Accessed via the west of the public house onto Monks Lane via the existing roundabout.

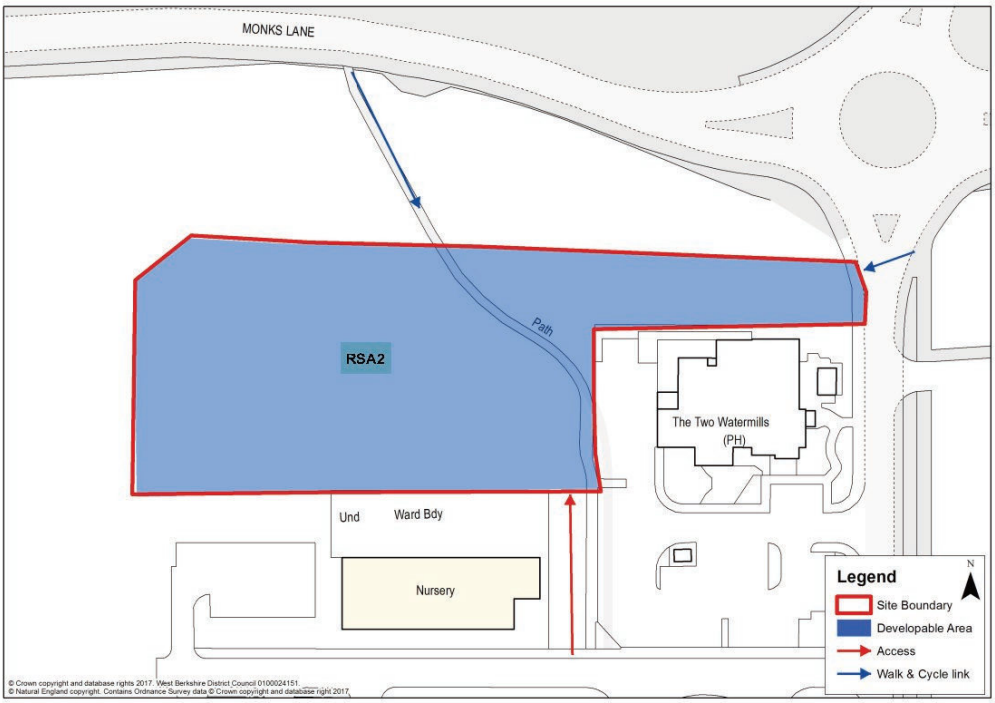
(iii) Informed by an air quality survey that will advise on any necessary mitigation measures.

(iv) Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.

(v) A development design and layout that includes the following measures:

- Sensitively designed to enhance the gateway into Newbury from the south.
- Takes into account the development proposals for Sandleford Park.
- Traffic calming and road safety measures to avoid conflict with users of Newbury College.
- Linkages into existing footpaths and cycleways.

Land north of Newbury College, Monks Lane, Newbury



Policy RSA 3

Land at Bath Road, Speen, Newbury (Site Ref: HSA 2)

This site, as shown on the indicative map, has a developable area of approximately 4.8 hectares and will be delivered in accordance with the following parameters:

(i) The comprehensive delivery of approximately 100 dwellings.

(ii) Vehicular access options to be fully explored are Bath Road and Lambourn Road. The final choice/s will be fully informed by a Landscape and Visual Impact Assessment (LVIA) for the site. This will consider the development, design and layout, including full consideration of the heritage setting of the site.

(iii) Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the A34.

(iv) Informed by an archaeological desk based assessment and field evaluation to assess the historic environment potential of the site.

(v) Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

(vi) The site will be developed in accordance with the Landscape Capacity Assessment (2015) which will ensure development conserves and enhances the landscape edge to Speen and that the existing character of Speen and west Newbury is maintained. The scheme will include:

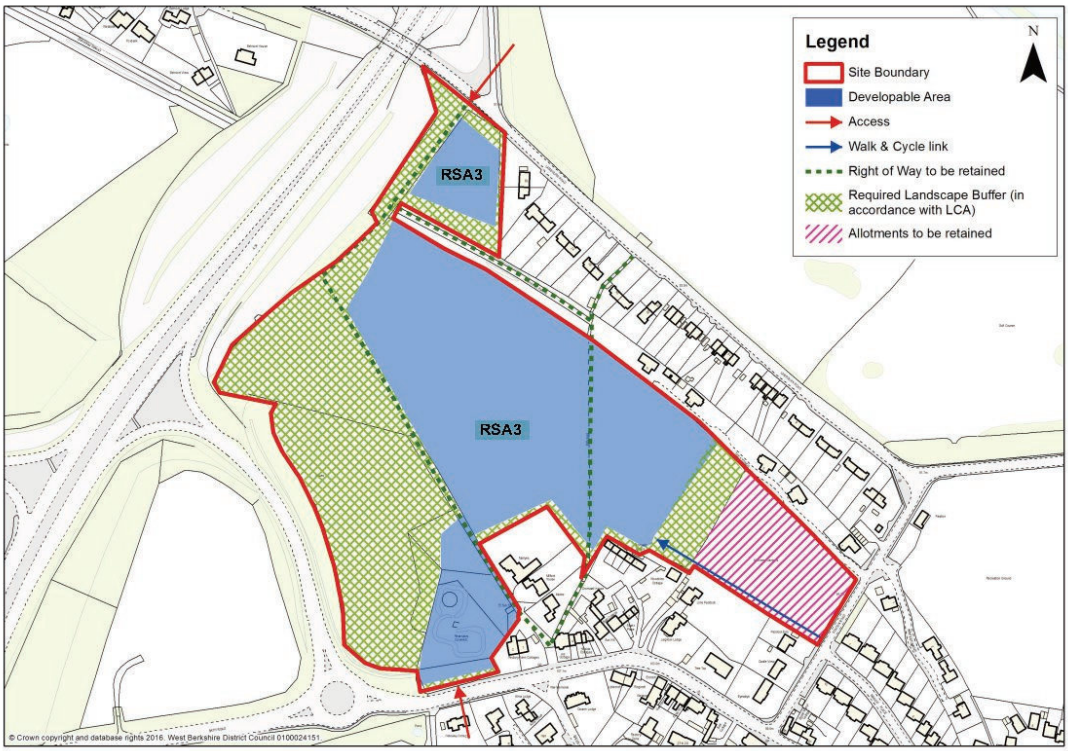
- Limitation of built form to below the higher ground as shown in the site plan to avoid introducing prominent development on the skyline.
- Retention of the allotments in situ, with consideration of additional provision.
- A tree planted landscape buffer to the A34, slip road and A4 to maintain the rural character of the western approach into Newbury.
- Tree belts to be provided to the rear gardens of the adjacent houses linking into the tree line along the former railway line.

(vii) Development will protect and enhance the special architectural and historic interest of the Speen Conservation Area.

(viii) The rural character of the existing Public Rights of Way across the site will be protected.

8 Non strategic site allocations: our place based approach

Land at Bath Road, Speen



Policy RSA 4

Land at Coley Farm, Stoney Lane, Newbury (Site Ref: HSA 3)

This site, as shown on the indicative map, has a developable area of approximately 3.3 hectares and will be delivered in accordance with the following parameters:

(i) The provision of approximately 75 dwellings.

(ii) Be accessed from Stoney Lane, which will require widening, with footpaths provided to connect the site to existing footways. The potential for secondary accesses will need to be fully explored through the planning application process.

(iii) Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

(iv) Takes into account the findings of a flood risk assessment which will take into account the flood risk downstream of the site and include mitigation measures including sustainable drainage measures to manage surface water on-site.

(v) Comprises a development design and layout that includes the following measures:

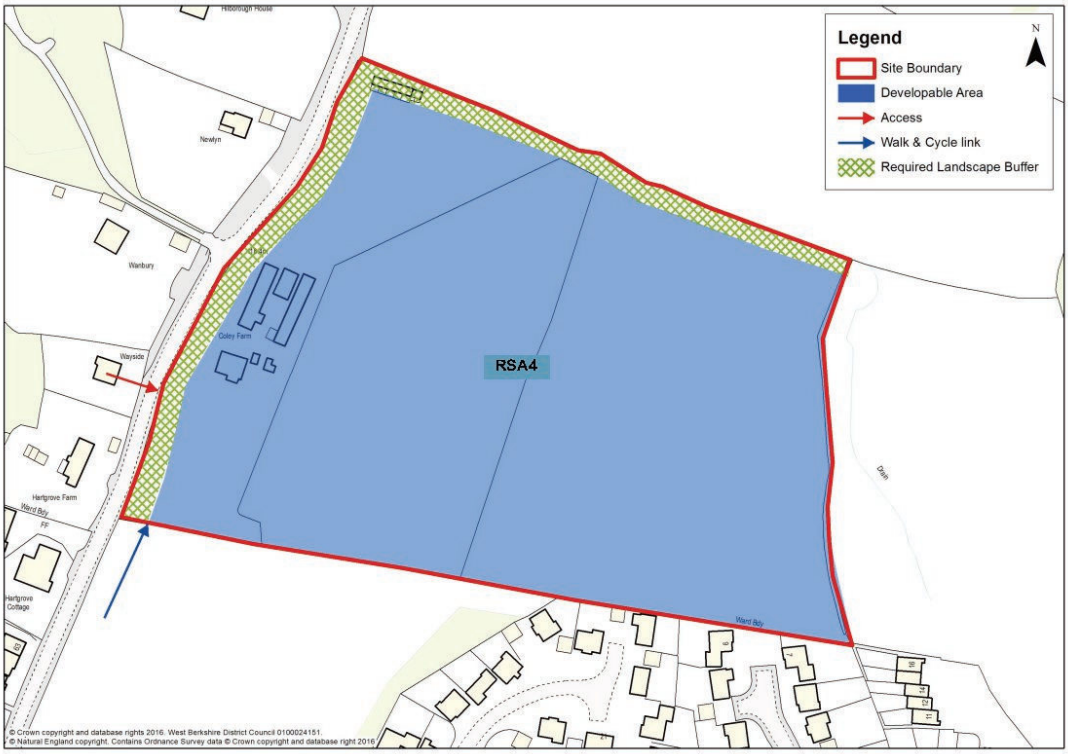
- Sensitively designed to respect the character of this part of Newbury.
- Landscape measures to mitigate any visual impact on Stoney Lane and further boundary planting. Responds effectively to the topography of the site in terms of design and layout.
- Dwellings fronting onto the open space to provide an attractive living environment.
- Respects the setting of the balancing pond and other water features to the south of the site.
- Provides cycle and footpath connections into existing routes and beyond into the open countryside.

(vi) The following landscape mitigation is required to soften the edge and help integrate the site into the landscape:

- Retention of vegetation along Stoney Lane, except at the access point.
- Development will be set back from Stoney Lane and a wide landscape buffer provided.
- Development will be set back from the northern boundary and a woodland belt provided.

8 Non strategic site allocations: our place based approach

Land at Coley Farm, Stoney Lane, Newbury



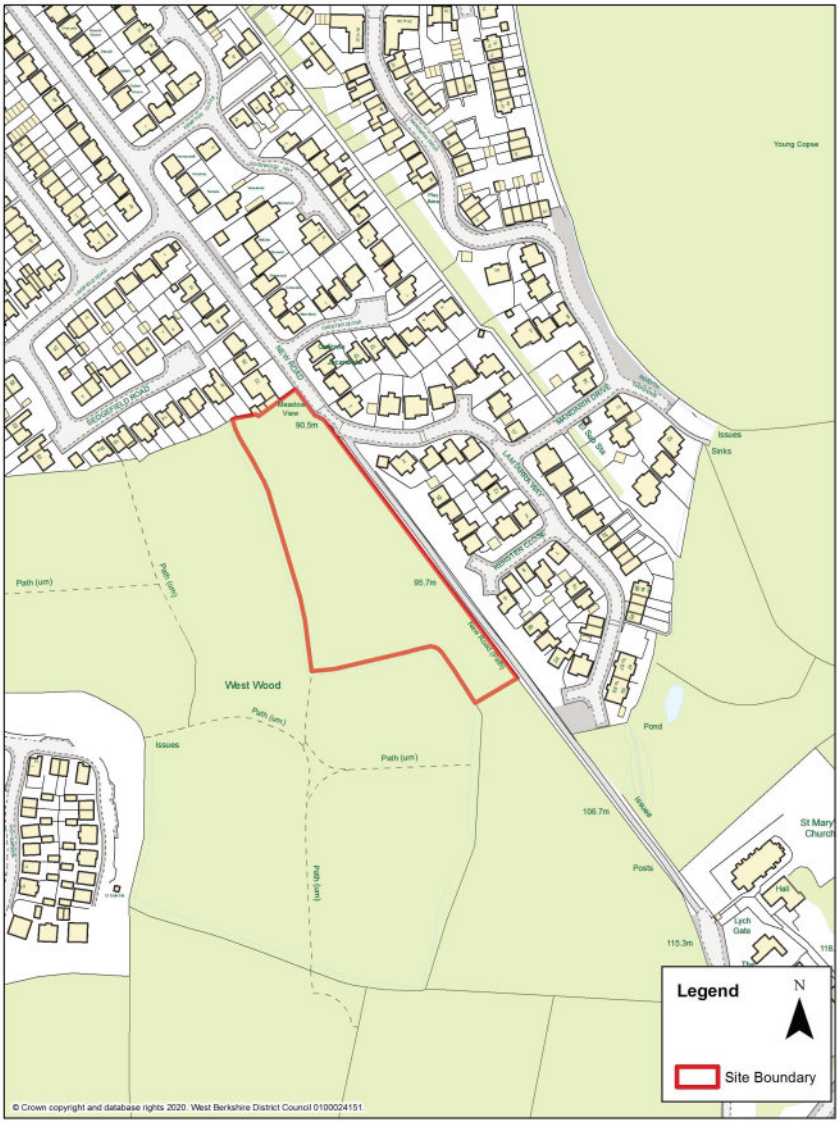
Policy RSA 5

RSA5: Land adjoining New Road, Newbury (Site Ref: GRE6)

The site, as identified on the map, is proposed to be allocated for residential development comprising approximately 10 dwellings.

Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements that will cover amongst others a buffer between the developable area and the ancient woodland that is situated to the west of the site, and access.

Land adjoining New Road, Newbury



8 Non strategic site allocations: our place based approach

Policy RSA 6

Land off Greenham Road and New Road, South East Newbury (Site Refs: HSA 4)

Together these sites, as shown on the map, have a developable area of 7.7 hectares and it is proposed that they are masterplanned comprehensively to provide a phased and permeable development. The sites will be delivered in accordance with the following parameters:

(i) Provision of approximately 235 to 255 dwellings (140-160 dwellings on NEW047D, 30 dwellings on NEW047B and 65 dwellings on NEW047C), with a mix that includes a proportion of smaller, higher density homes.

(ii) Includes accesses from Pinchington Lane, Greenham Road and New Road.

(iii) Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

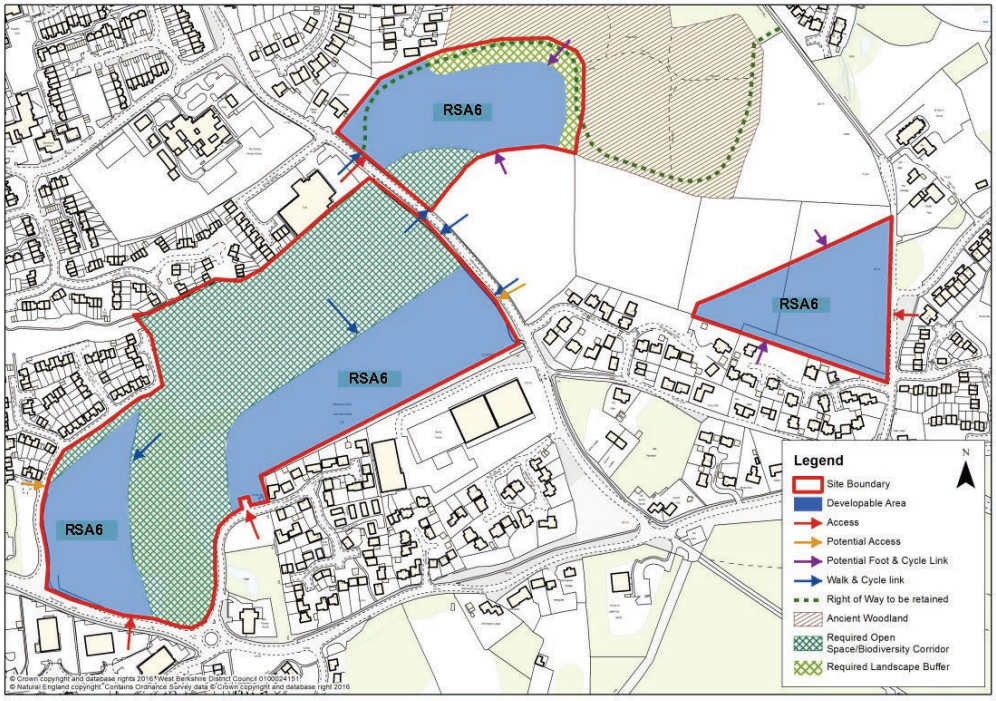
(iv) A full contamination investigation will be required. Development will need to take into account the findings of the contamination assessments that have been carried out for the site, putting in place appropriate mitigation measures.

(v) Informed by a Transport Assessment that takes into account committed development including the Sandleford Park proposal.

(vi) A development design and layout that includes the following measures:

- Appropriate buffers of at least 15 metres between the development and the areas of ancient woodland.
- Integrates effectively with the existing residential built form.
- A key part of the development allocation will be the establishment of the central part of the site as public open space. This area of land will remain open in perpetuity in order to ensure protected species are not adversely affected. There will be opportunities for reptile and Great Crested Newt receptor sites. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area.
- The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

Land off Greenham Road and New Road



8 Non strategic site allocations: our place based approach

Policy RSA 7

Land at Lower Way, Thatcham (Site Ref: HSA 5)

The site has a developable area of approximately 3 hectares and the development will be delivered in accordance with the following parameters:

(i) Provision for approximately 85 dwellings, with a mix of dwelling sizes and types.

(ii) The site should be accessed via Lower Way. To ensure permeability through the site, the scheme should be designed with the potential for two accesses to be provided. Pedestrian and cycle linkages will be expected through the site and linking to the surrounding area.

(iii) The scheme will be informed by a Landscape and Visual Impact Assessment (LVIA) which considers the site in its wider context, particularly in relation to the lakes to the south of the site and the existing housing to the north. The LVIA will inform the design, layout and capacity of the development, including the location of public open space on the site and the nature and extent of the landscape buffer to the south of the site.

(iv) It is expected that development will front onto Lower Way to enable effective integration with the existing built form and be set back from the existing public rights of way to the east and west of the site.

(v) Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected habitats and species are not adversely affected.

(vi) The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

(vii) Development will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.

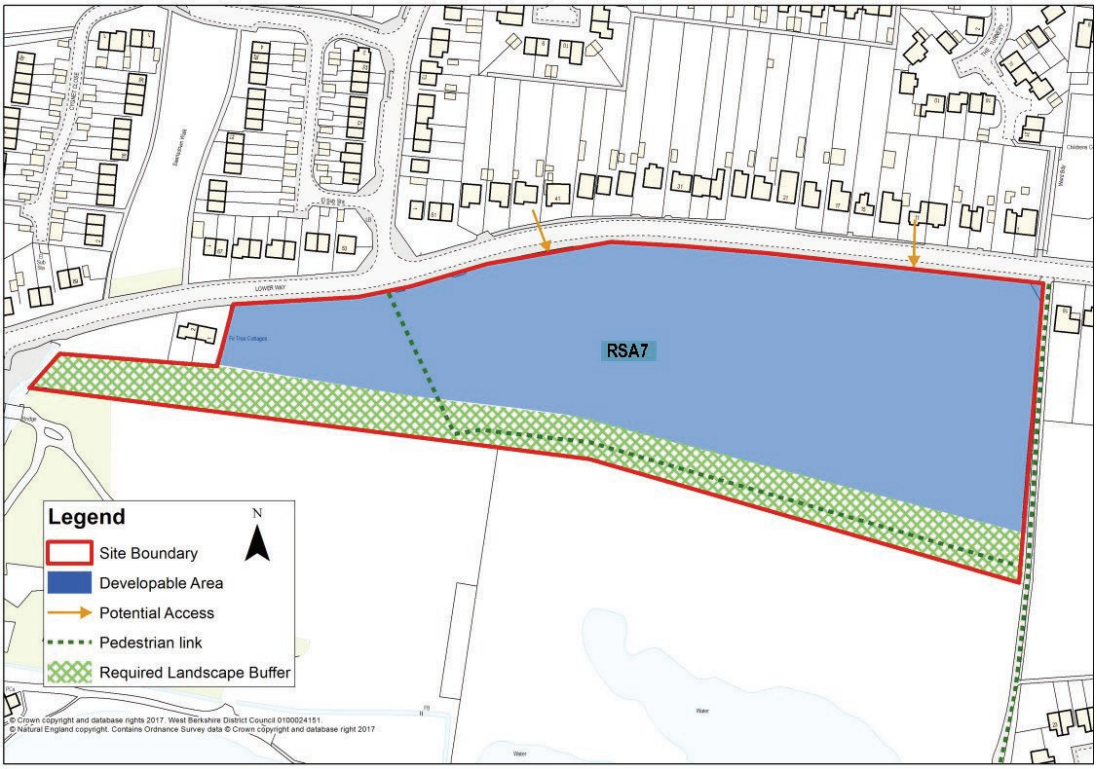
(viii) Development will be informed by a phase 1 contamination assessment and subsequent investigations as necessary.

(ix) The scheme will be informed by a Flood Risk Assessment (FRA) which takes into account the adjacent area of surface water flood risk and the ordinary watercourse on the site. The FRA should consider all potential sources of flood risk and advise on the necessary mitigation measures to be incorporated within the development.

(x) Development on the site will not adversely affect the adjacent SSSI and SAC to the south of the site. A Habitat Regulations Assessment will be required to accompany any future planning application.

(xi) Development on the site will connect to the mains sewerage system and an integrated water supply and drainage strategy will be required for this site.

Land at Lower Way, Thatcham



8 Non strategic site allocations: our place based approach

Policy RSA 8

Land at Poplar Farm, Cold Ash (Site Ref: HSA 6)

The site has a developable area of approximately 1.1 hectares, with the final area dependent on the extent of required technical work to alleviate surface water flooding.

The development will be delivered in accordance with the following parameters:

(i) The provision of between 10 to 20 dwellings. The development will ensure a mix and type of dwellings appropriate for the local area.

(ii) Access to the site will be informed by the development design and layout but is expected to continue to be from Cold Ash Hill, with the upgrading of the existing access as necessary. There is also the potential for alternative or additional accesses south of Orchard End and from Strouds Meadow.

(iii) Any scheme will be informed by a Flood Risk Assessment for the site which will include the provision of safe flow routes and appropriate flood mitigation measures, including SuDS, as the site and adjacent properties are susceptible to surface water flooding. As part of this, a detention pond to accommodate development drainage will be required in the southern part of the site.

(iv) The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) in order to ensure the retention of the linear valley bottom settlement pattern and open landscape at the southern end of the village. It will include:

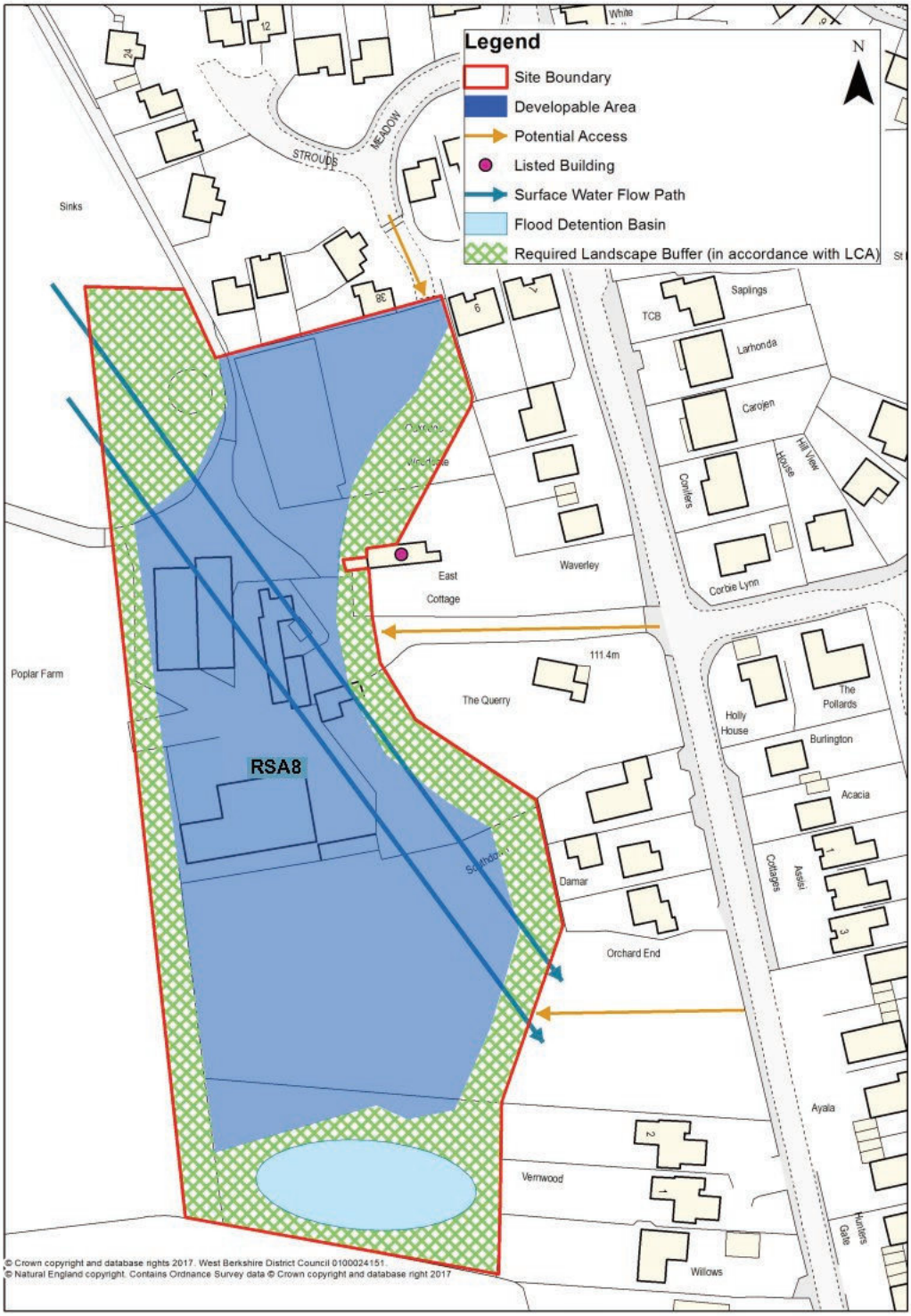
- The provision of woodland blocks in the north western corner and along the southern edge to mitigate effects on views from the public rights of way to the north west and to the south.
- A tree belt and hedgerow along the western and southern boundaries.
- Hedgerow and trees along the eastern edge.

(v) The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

(vi) A heritage impact assessment will be required to assess the impact of development on the Grade II listed Poplar Farmhouse and its setting and to inform development on the site. Development will be required to ensure the conservation and enhancement of the Farmhouse and its setting.

(vii)The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

Land at Poplar Farm, Cold Ash



8 Non strategic site allocations: our place based approach

Policy RSA 9

St Gabriel's Farm, The Ridge, Cold Ash (Site Ref: HSA 7)

The site, as shown on the indicative map, has a developable area of approximately 0.4 hectares and will be delivered in accordance with the following parameters:

(i) The provision of approximately 5 individually designed dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting The Ridge.

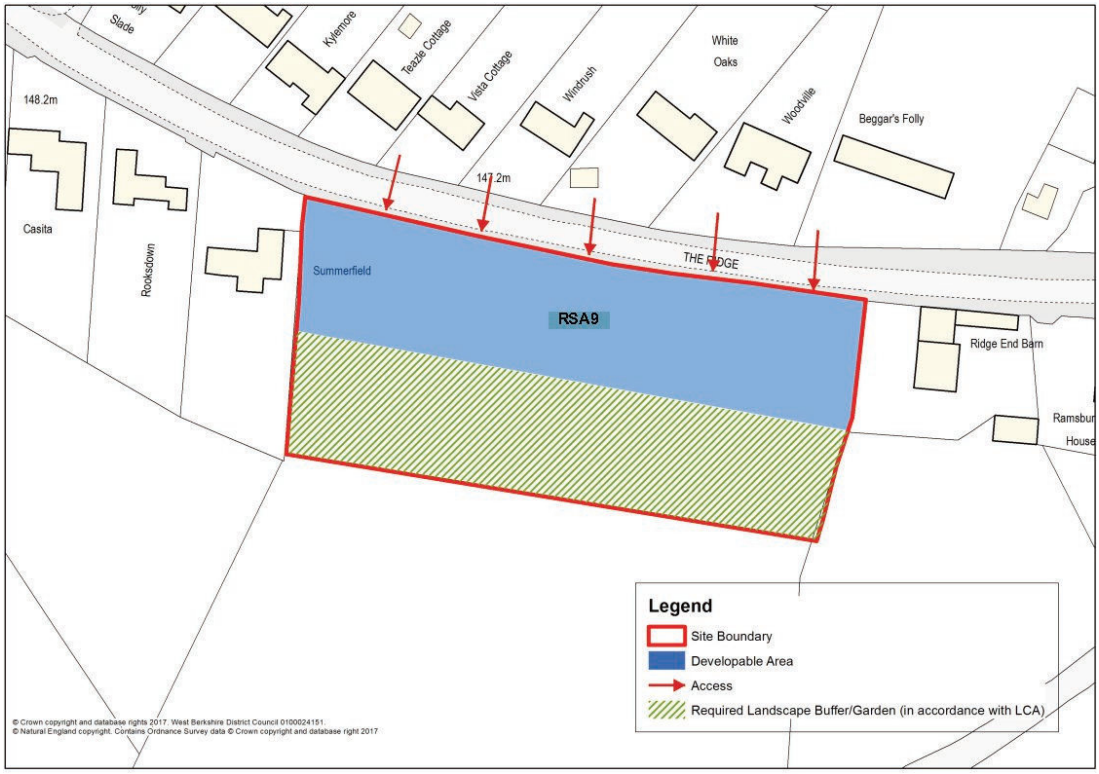
(ii) Individual accesses will be provided from The Ridge in keeping with the local pattern.

(iii) The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:

- Built development confined to the higher ground along the road only.
- A gap in the built form to allow views through the development to the open landscape to the south.
- The retention of the front boundary hedgerow treatment.
- The provision of a soft edge to the southern boundary of the site with tree planting.

(iv) The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
(v) To facilitate the future provision of a footway link from the site with existing footways fronting St Finian's School.
(vi) The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary.
(vii) The scheme will be informed by a flood risk assessment which will include appropriate flood mitigation measures, including SuDS required.

St Gabriel's Farm, the Ridge, Cld Ash



8 Non strategic site allocations: our place based approach

Sites allocated for residential development: Eastern Area

Policy RSA 10

Stoneham's Farm, Long Lane, Tilehurst - Site A (Site Ref: HSA 9)

The site, as shown on the indicative map, will be delivered in accordance with the following parameters:

(i) The provision of a care home (C2 Use Class).

(ii) The site will be accessed from Long Lane.

(iii) The scheme will be informed by a Flood Risk Assessment (FRA) given that the centre of the site is within a surface water flood risk area. The FRA will advise on appropriate mitigation measures.

(iv) The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

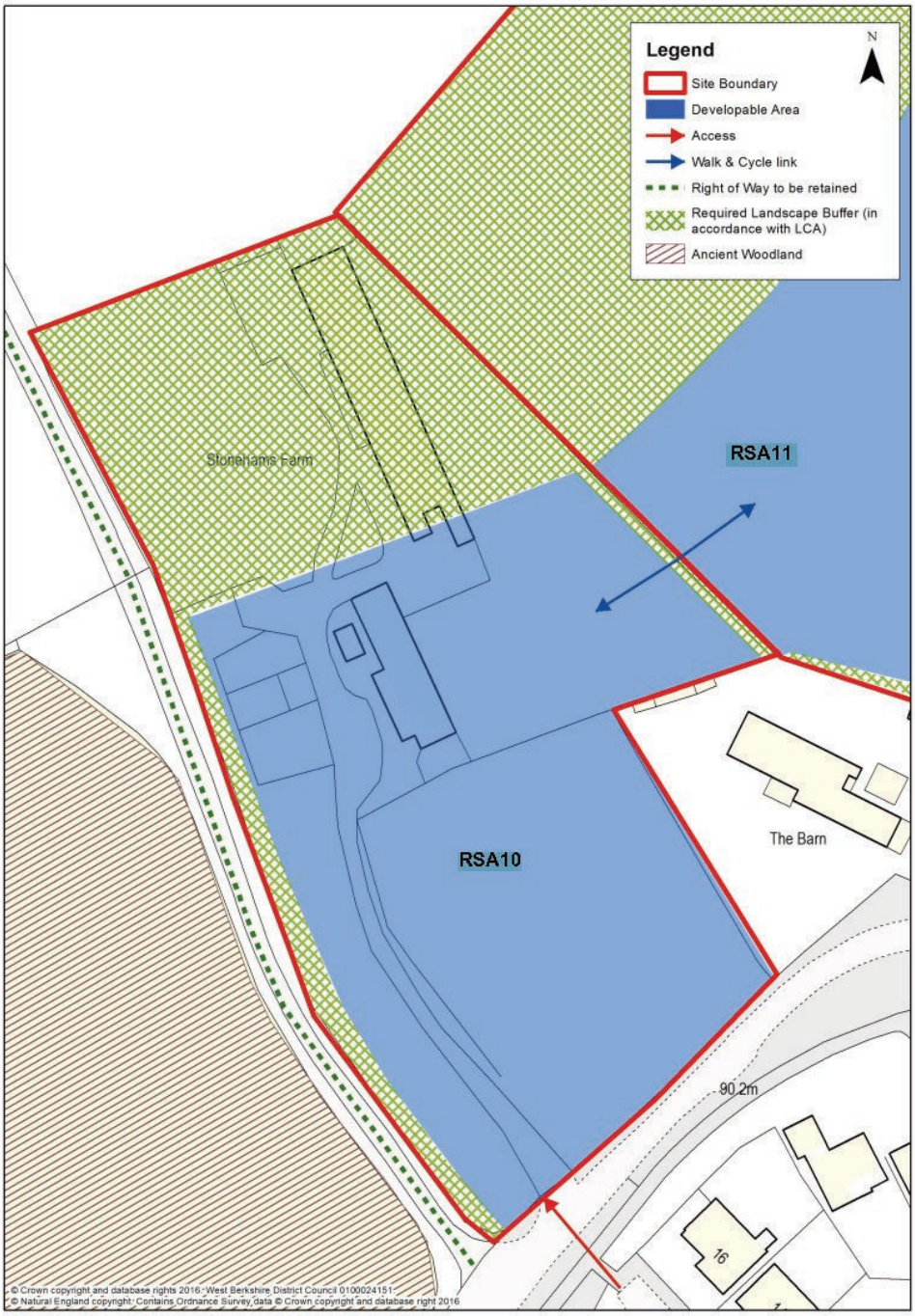
(v) The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:

- The creation of woodland on the northernmost portion of the site linking to Vicarage Wood.
- The retention of boundary hedgerows and trees along Long Lane and the Berkshire Circular Route.
- New tree belt and hedgerow along the northern exposed boundary.

(vi) The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will include the following measures to conserve and enhance the AONB:

- Limiting the developable area of the site on the western side to ensure that there is no greater visual intrusion of the undeveloped AONB than at present.
- Provide a 15m buffer to ancient woodland.

Stonehams Farm, Tilehurst - Site A



8 Non strategic site allocations: our place based approach

Policy RSA 11

Stoneham's Farm, Tilehurst - Site B (Site Ref: HSA 10)

The site, as shown on the indicative map, will be delivered in accordance with the following parameters:

(i) The provision of approximately 60 dwellings with an emphasis on family housing.

(ii) The site will be accessed from Long Lane.

(iii) The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:

- The limiting of the developable area of the site on the western side to ensure that there is no greater visual intrusion on on the undeveloped AONB than at present.
- Woodland creation on the northernmost portion of the site linking to the copse on the northern boundary
- Ensuring that there is an open buffer to Stonehams Farm.
- Tree planting along Long Lane and the edge of Stonehams Farm, the retention of the trees and boundary hedgerows along Long Lane and Berkshire Circular Route and the provision of a new tree belt and hedgerow along the northern exposed boundary.

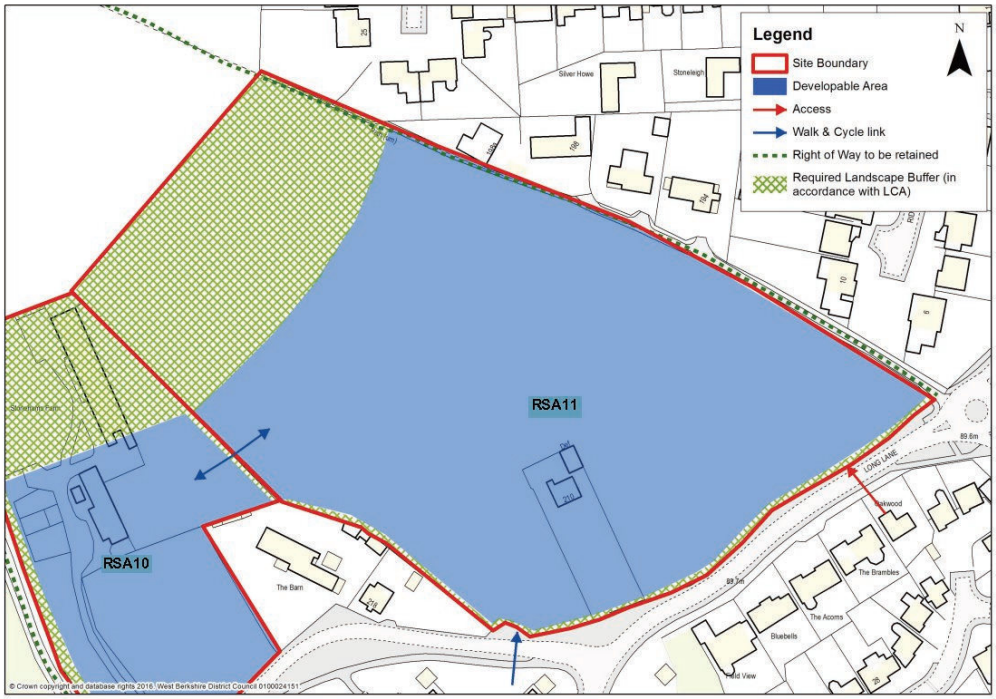
(iv) The scheme will comprise a development design and layout that will be further informed by a full and detailed Landscape and Visual Impact Assessment (LVIA).

(v) The scheme will be informed by a Flood Risk Assessment (FRA). The FRA will advise on appropriate mitigation measures.

(vi) The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

(vii) The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.

Stonehams Farm - Site B



Policy RSA 12

72 Purley Rise, Purley on Thames (Site Ref HSA 11)

This site, as shown on the indicative map, has a developable area of approximately 1 hectare and will be delivered in accordance with the following parameters:

(i) The provision of approximately 35 dwellings including an element of self-build homes.

(ii) The site will be accessed from the A329 with the provision of an access of adoptable width.

(iii) The scheme will be informed by a Flood Risk Assessment (FRA) as the site is within a groundwater emergence zone and is adjacent to an area of surface water flood risk. The FRA will advise on necessary mitigation measures.

(iv) The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

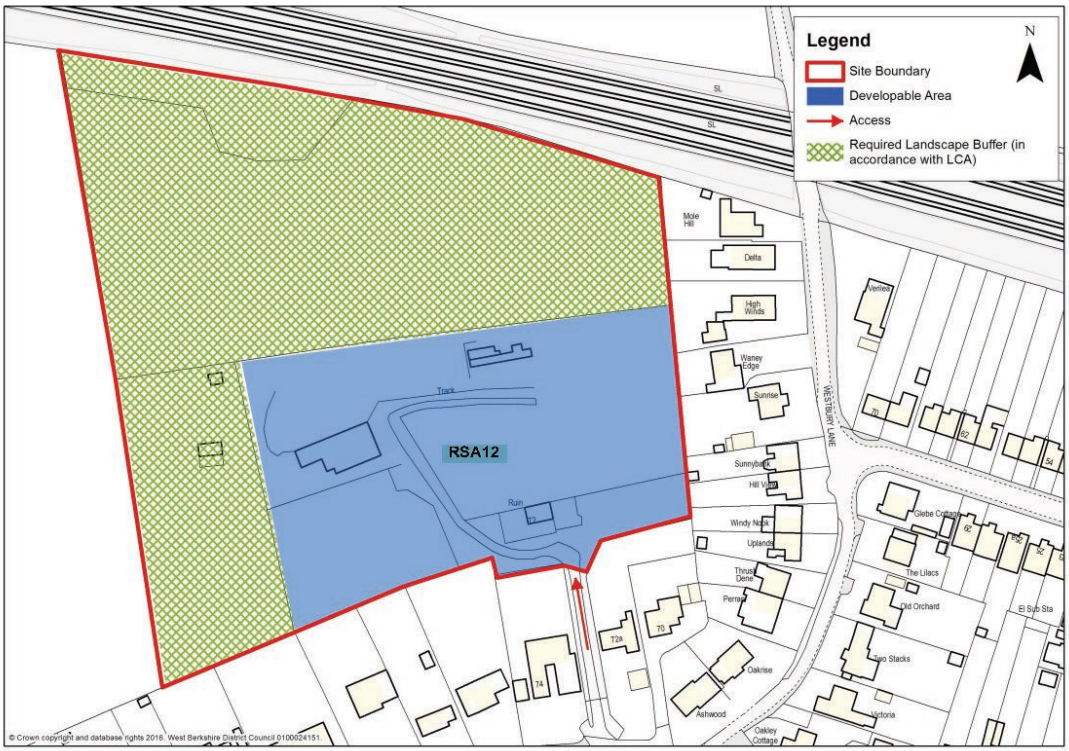
(v) The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.

(vi) The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:

- The densities and the mass and scale of development will reflect the adjacent settlement character.
- The height of the development and landscape treatment to be designed to avoid increasing the visual prominence of development on the edge of Purley.
- The open northern part will be retained as undeveloped open space.
- The tree cover on the site and around the boundaries will be retained.
- Open space and Green Infrastructure will be provided to conserve and enhance the setting of the AONB and the landscape character of the settlement edge.

(vii) The scheme will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

72 Purley Rise, Purley on Thames



8 Non strategic site allocations: our place based approach

Policy RSA 13

Land adjacent to Junction 12 of M4, Bath Road, Calcot (Site Ref HSA 12)

The site, as shown on the indicative map, has a developable area of approximately 4 hectares and will be delivered in accordance with the following parameters:

(i) The provision of between 150 and 200 dwellings to round off the existing residential development to the south of the site whilst maintaining an appropriate buffer between the development and the M4. No development will take place within flood zone 2.

(ii) The site will be accessed from Dorking Way.

(iii) The scheme will be advised by a Flood Risk Assessment (FRA) given that part of the site is within Flood Zone 2 and is also within a groundwater emergence zone. The FRA will set out appropriate mitigation measures. The scheme will be informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4, the A4 Bath Road and the railway.

(iv) The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

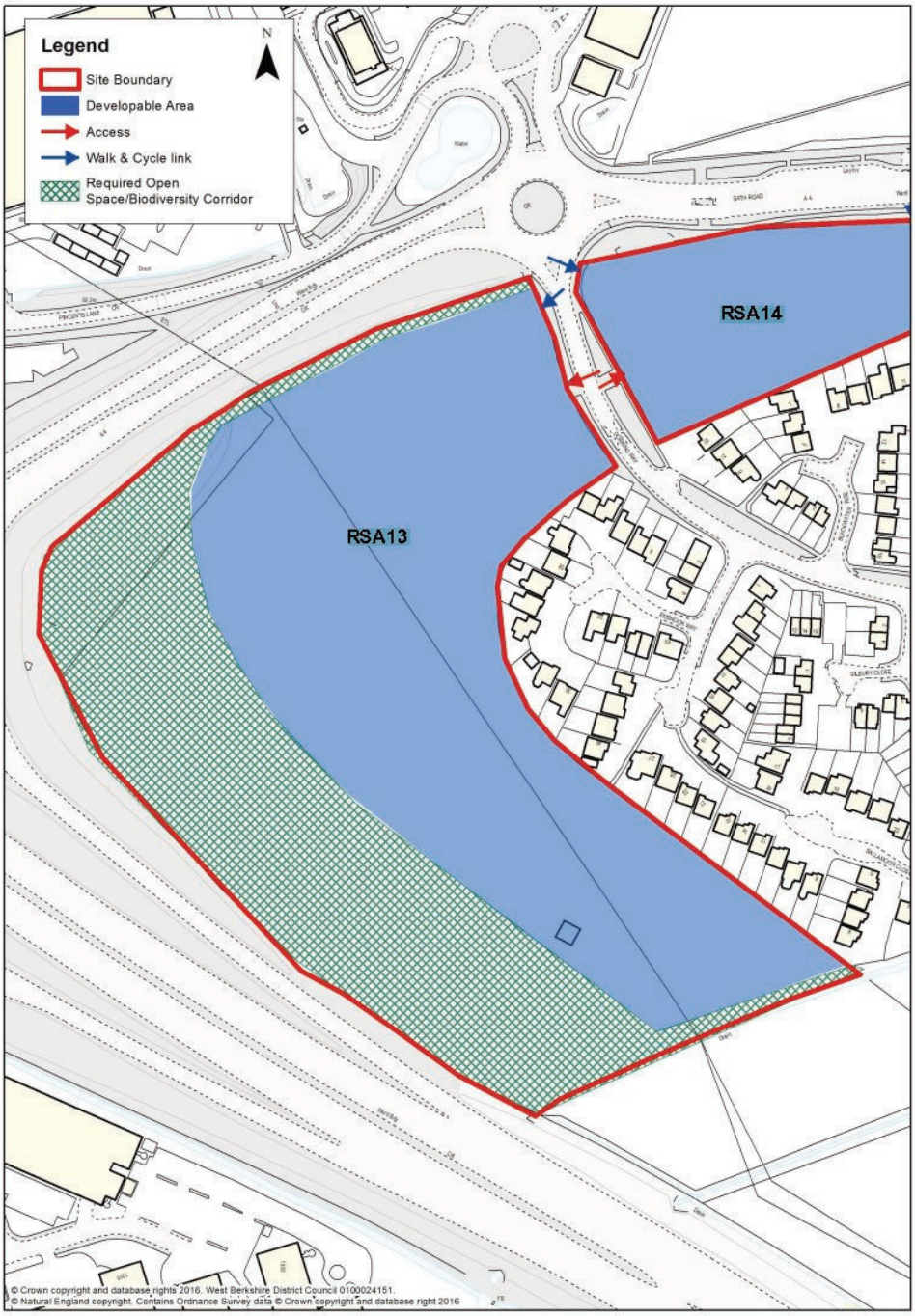
(v) The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.

(vi) The scheme will comprise a development design and layout that will:

- Be designed to integrate with the adjoining residential built form.
- Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.
- Include street trees along all boundaries of the site, with additional planting along the boundary with the A4 Bath Road.
- Provide footpath and cycle linkages to RSA13, connecting into the wider footpath and cycleway network.

(vii) A key part of the development allocation will be the establishment of the southern and eastern part of the site as public open space. This area of land will remain open in perpetuity and will form an extension to Holybrook Linear Park. Further consideration will be required at the planning application stage in order to determine the detailed layout and management of this area.

land adjacent to Junction 12 of M4, Bath Road, Calcot



8 Non strategic site allocations: our place based approach

Policy RSA 14

Land adjacent to Bath Road and Dorking Way, Calcot (Site Ref HSA 13)

The site, as shown on the indicative map, has a developable area of approximately 1 hectare and will be delivered in accordance with the following parameters:

(i) The provision of approximately 35 dwellings, with a mix that includes flatted development and smaller houses.

(ii) The site will be accessed from Dorking Way, with additional pedestrian access provided which links into existing pedestrian and cycle links and the proposed residential development at RSA12.

(iii) The scheme will be supported by a Flood Risk Assessment (FRA) (a small part of the western edge of the site is within a surface water flood risk area) which will inform necessary mitigation measures.

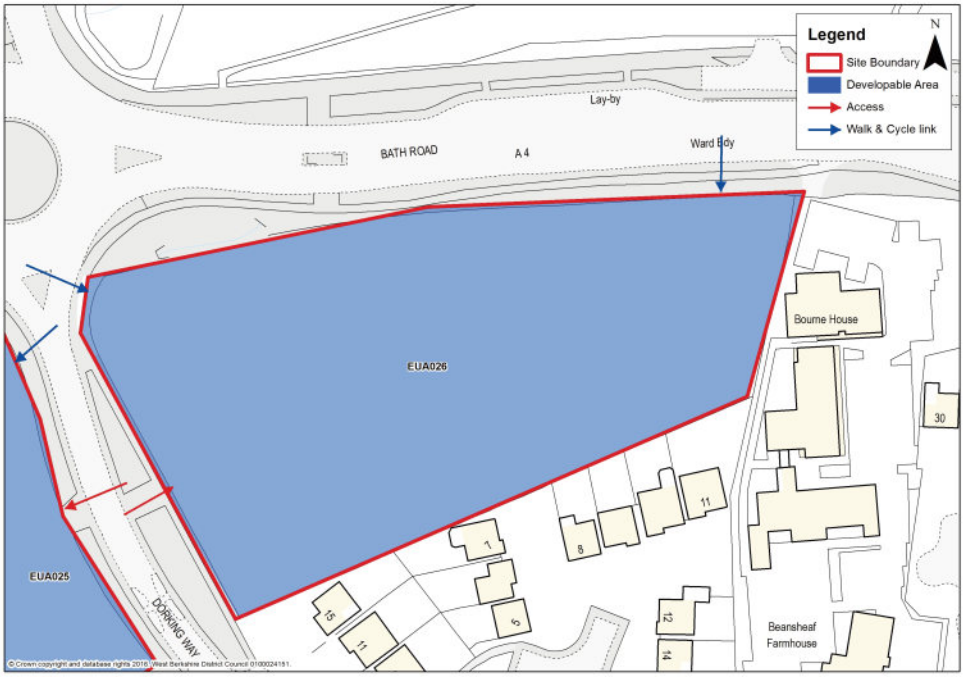
(iv) Informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

(v) Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the M4, the A4 Bath Road and the railway.

(vi) Comprises a development design and layout that will:

- Be designed to integrate with the adjoining residential built form.
- Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.
- Include street trees along all boundaries of the site, with additional planting along the boundary with the A4 Bath Road.

Land adjacent to Bath Road and Dorking Way, Calcot



8 Non strategic site allocations: our place based approach

Policy RSA 15

Land between A340 and The Green, Theale (Site Ref: HSA 14)

The site, as shown on the indicative map, has a developable area of 3.4 hectares and will be delivered in accordance with the following parameters:

(i) Provision of approximately 100 dwellings with an emphasis on family housing.

(ii) The site will be accessed from The Green, with options for other accesses in relation to any committed Lakeside scheme being explored.

(iii) The scheme will be supported by a noise and air quality survey which will advise on appropriate mitigation measures.

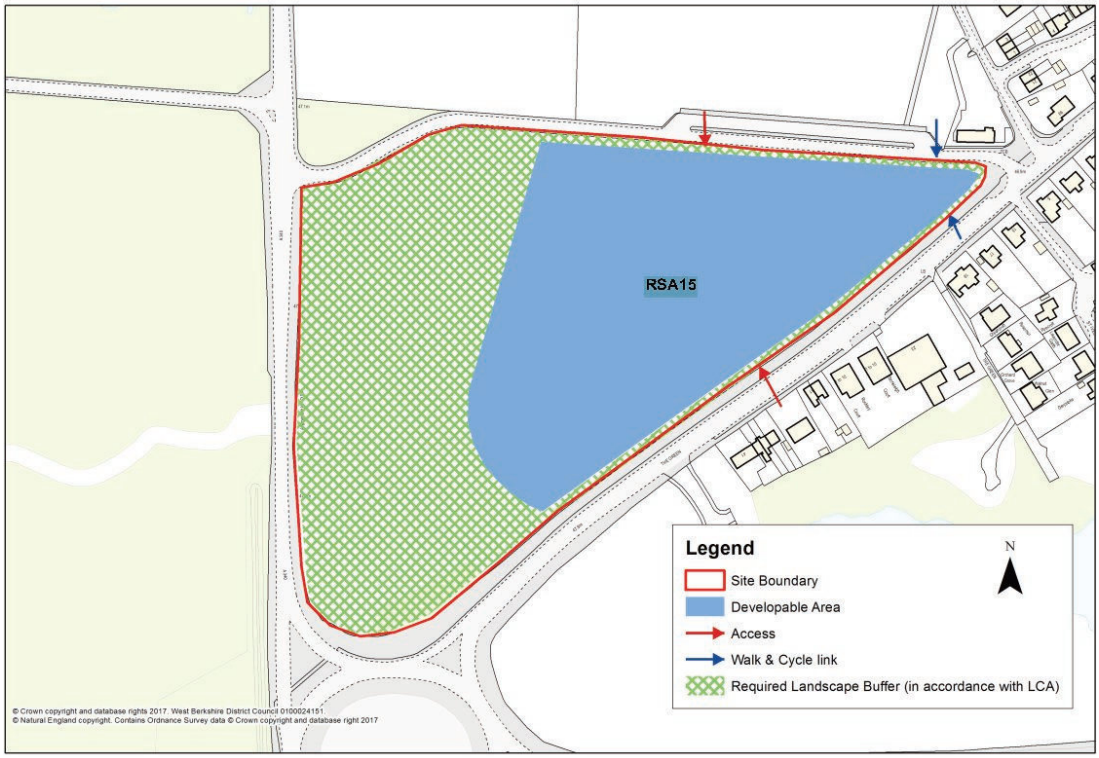
(iv) A Flood Risk Assessment (FRA) will be required that includes the consideration of the groundwater emergence zone and the two small areas of surface water flood risk on the site. The FRA will advise on any necessary mitigation.

(v) The site will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:

- Limiting the western extent of the developable area to tie in with the outer extent of the school grounds and the approved South Lakeside development.
- The retention of an open landscape buffer between the edge of the village, Englefield Park and the boundary of the AONB in order to enhance the gateway to the village and assist in screening.
- The provision of woodland copses and open grassland within the landscape buffer.
- The retention and enhancement of existing tree planting along the road network around the site, in order to help soften and screen the development in views from the north.

(vi) The scheme will comprise a development design and layout that will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA) and will take account of the committed development at South Lakeside or any subsequent scheme that comes forward for the Lakeside sites.

Land between A340 and the Green, Theale



8 Non strategic site allocations: our place based approach

Policy RSA 16

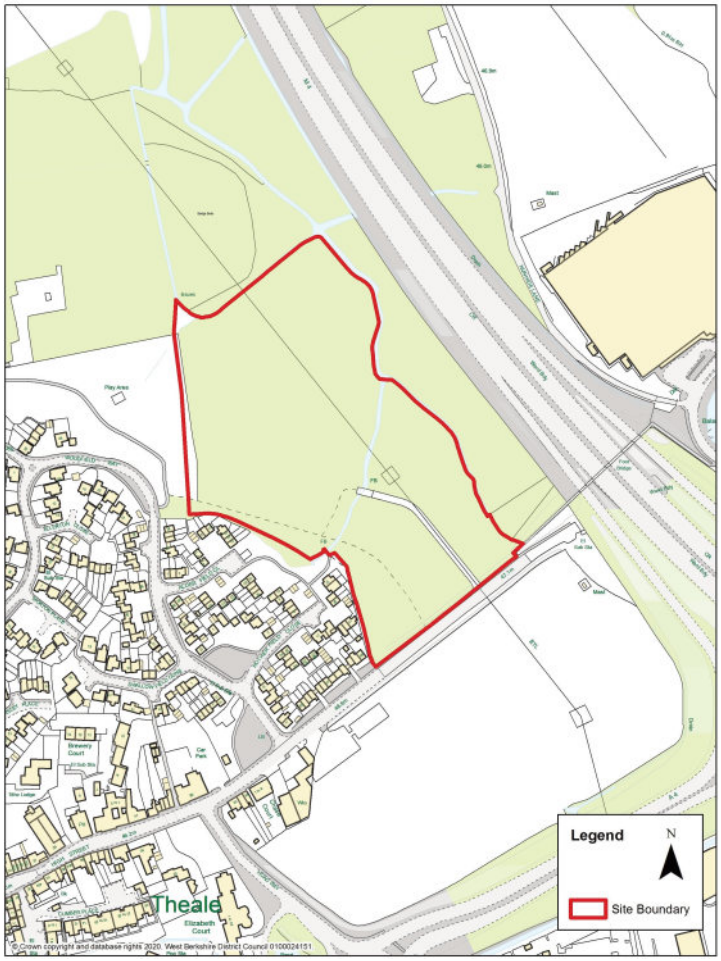
Whitehart Meadow, Theale (Site Ref THE1)

The site, as identified on the indicative map, is proposed to be allocated for residential development comprising approximately 100 dwellings.

To ensure that the separate identities of Calcot and Theale are maintained, it is likely that the developable area will comprise only part of the site. Further landscape assessment will determine the developable area.

Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements.

Whitehart Meadow, Theale



Policy RSA 17

Former Theale Sewage Treatment Works, Theale (Site Ref THE7)

The site, as identified on the indicative map, is proposed to be allocated for residential development comprising approximately 70 dwellings.

To ensure that the separate identities of Calcot and Theale are maintained, it is likely that the developable area will comprise only part of the site. Further landscape assessment will determine the developable area.

Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements.

Former Theale Sewage Treatment Works

8 Non strategic site allocations: our place based approach

Policy RSA 18

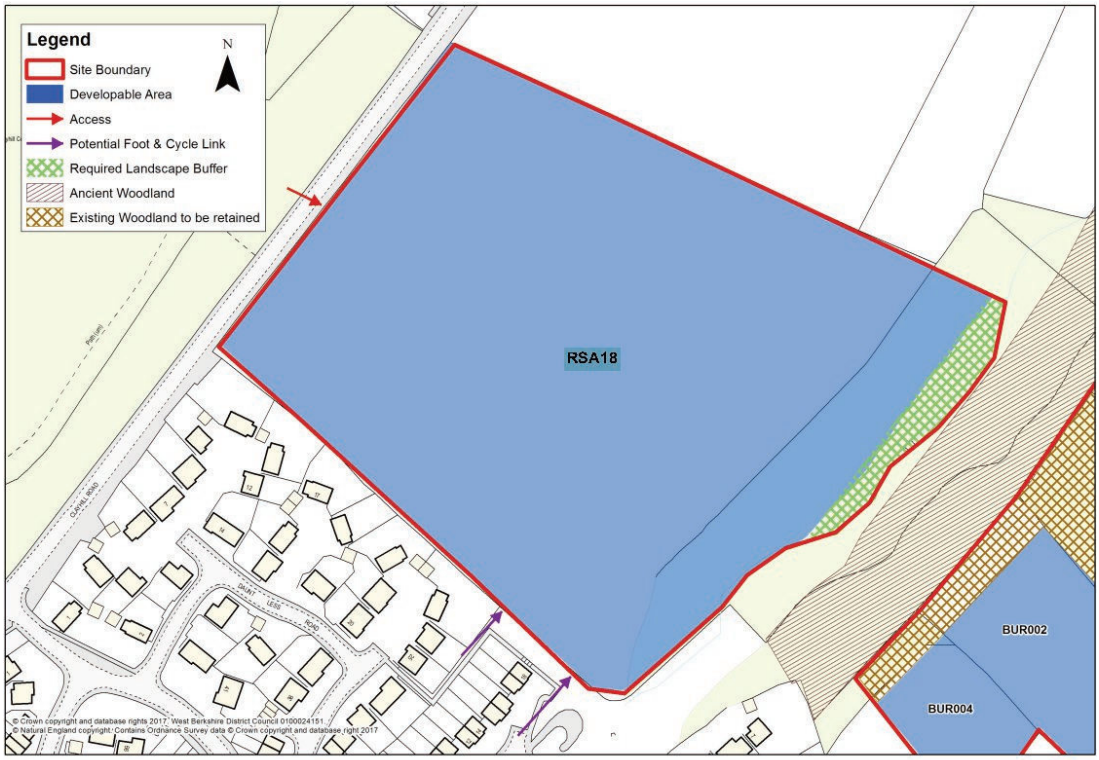
Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (Site Ref: HSA15)

This site, as shown on the indicative map, has a developable area of approximately 4.8 hectares and will be delivered in accordance with the following parameters:

i. The provision of approximately 100 dwellings with a mix of dwelling types and sizes.
ii. The site will be accessed from Clayhill Road.
iii. The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.
iv. The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
v. The scheme will be supported by a Flood Risk Assessment that will include the consideration of surface water flooding and will advise on any appropriate mitigation measures.
vi. The scheme will comprise a development design and layout that will:

- Front the road to allow proper integration with the existing built form.
- Be informed by a Landscape and Visual Impact Assessment which will include measures to:
    - Protect and if necessary strengthen the existing landscaping to the adjacent development.
    - Protect and enhance the landscape edge to the south east of the site and seek opportunities to reconnect Clayhill Copse and Pondhouse Copse through landscaping.
    - Create views out of the development to the north and south east.
    - Create a new gateway to Burghfield Common to its north.
    - Ensure a 15m buffer to ancient woodland and retain existing woodland on the site.
    - Provide footpaths and cycleways to serve the site, enabling connections to the existing network of footpaths and local routes in the surrounding housing areas to increase permeability.
    - Protect the water course along the south eastern boundary of the site.

Land adjoining Pondhouse Farm, Clayhill Road



Policy RSA 19

Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common (Site Ref HSA 16)

These sites, as shown on the indicative map, are being considered together as one site and have a developable area of approximately 2.7 hectares. The sites should be masterplanned comprehensively in accordance with the following parameters:

(i) The provision of approximately 60 dwellings with a mix of dwelling types and sizes.

(ii) The site will be accessed from Reading Road, with a potential secondary access from Stable Cottage.

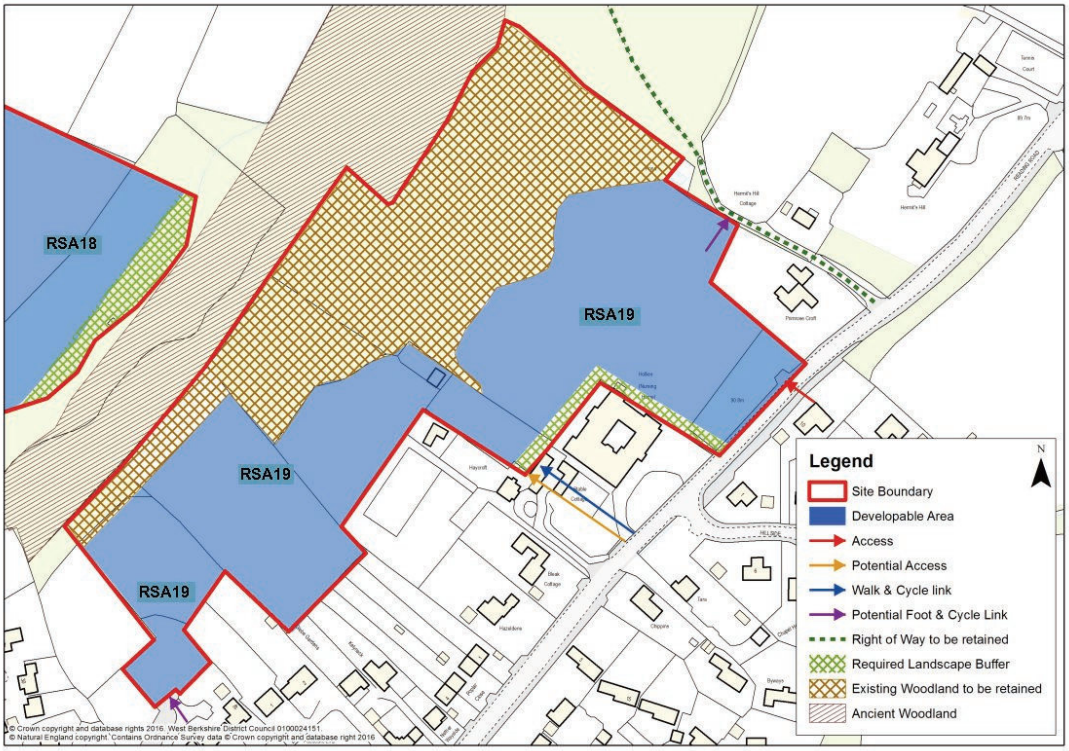
(iii) The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected

(iv) The scheme will be informed by a Flood Risk Assessment to take into account surface water flooding and advise on any appropriate mitigation measures.

(v) The scheme will comprise a development design and layout that will:

- Limit the developable area to the west of the site to exclude the areas of existing woodland.
- Be informed by a Landscape and Visual Impact Assessment which will include measures to:
  - Reflect the semi-rural edge of Burghfield Common through appropriate landscaping.
  - Provide a buffer of 15 metres to the areas of ancient woodland to the west of the site and provide appropriate buffers to the rest of the TPO woodland.
  - Provide an appropriate landscape buffer on the part of the site that is adjacent to The Hollies to minimise any impact on the residents.
  - Explore options to provide footpath and cycle links to existing and proposed residential development to increase permeability to other parts of Burghfield Common.

Land to rear of The HOllies Nursing Home and opposite 44 Lamden Way, Burghfield Common



8 Non strategic site allocations: our place based approach

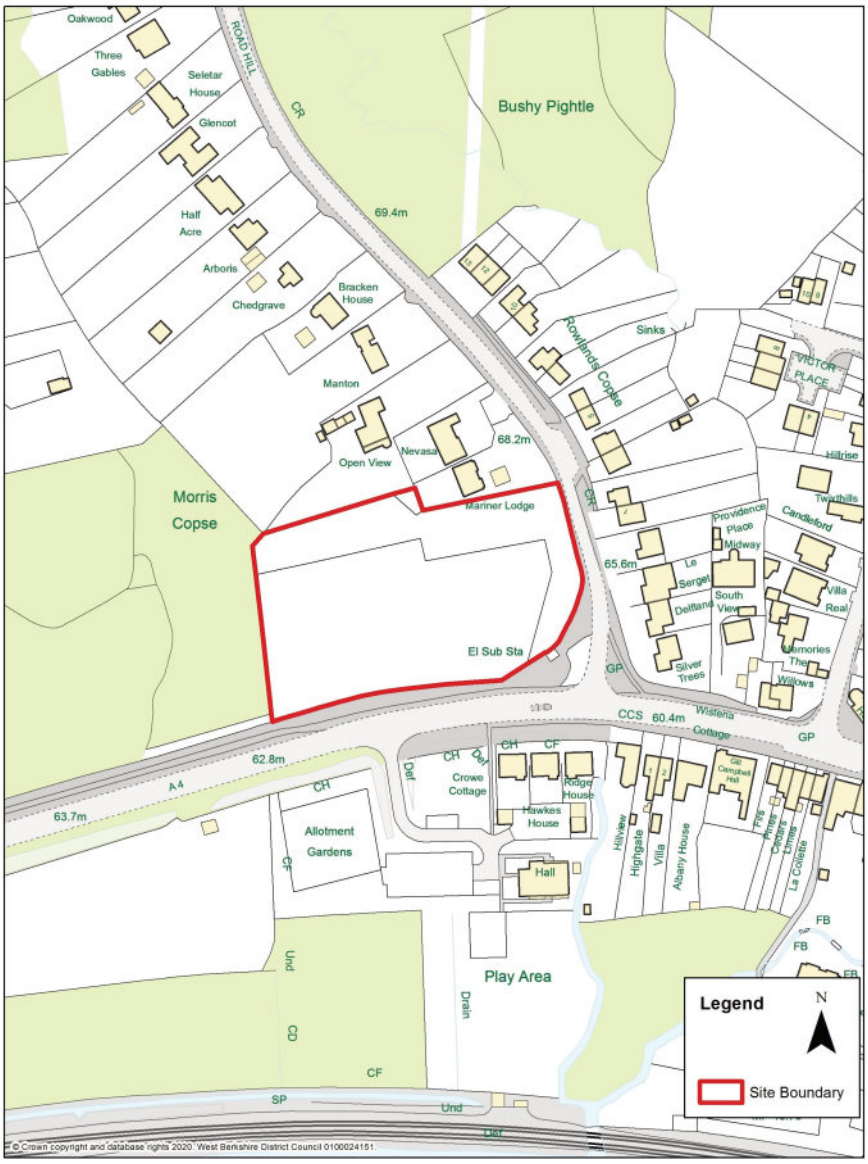
Policy RSA 20

Land north of A4 Bath Road, Woolhampton (Site Ref MID4)

The site, as identified on the indicative map, is proposed to be allocated for a residential development comprising approximately 20 dwellings.

Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements that will include amongst others, the need for a buffer between the developable area and the ancient woodland and Local Wildlife Site which adjoin the site to the west.

land north of A4 Bath Road, Woolhampton



Sites allocated for residential development: North Wessex Downs AONB

Policy RSA 21

Land east of Salisbury Road, Hungerford (Site Ref: HSA 18)

The site, as shown on the indicative map, has a developable area of approximately 5.7 hectares. The development will be delivered in accordance with the following parameters:

(i) The provision of approximately 100 dwellings with a mix of dwelling sizes and types.

(ii) The site will be accessed from the A338, with a widening of the footway alongside the A338 to the site.

(iii) The retention and enhancement of the existing footpath link from the site to the town centre and the provision of additional footpath and cycleway links to locations including the schools and leisure facilities.

(iv) The scheme will be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.

(v) The retention of the Public Right of Way through the site.

(vi) The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:

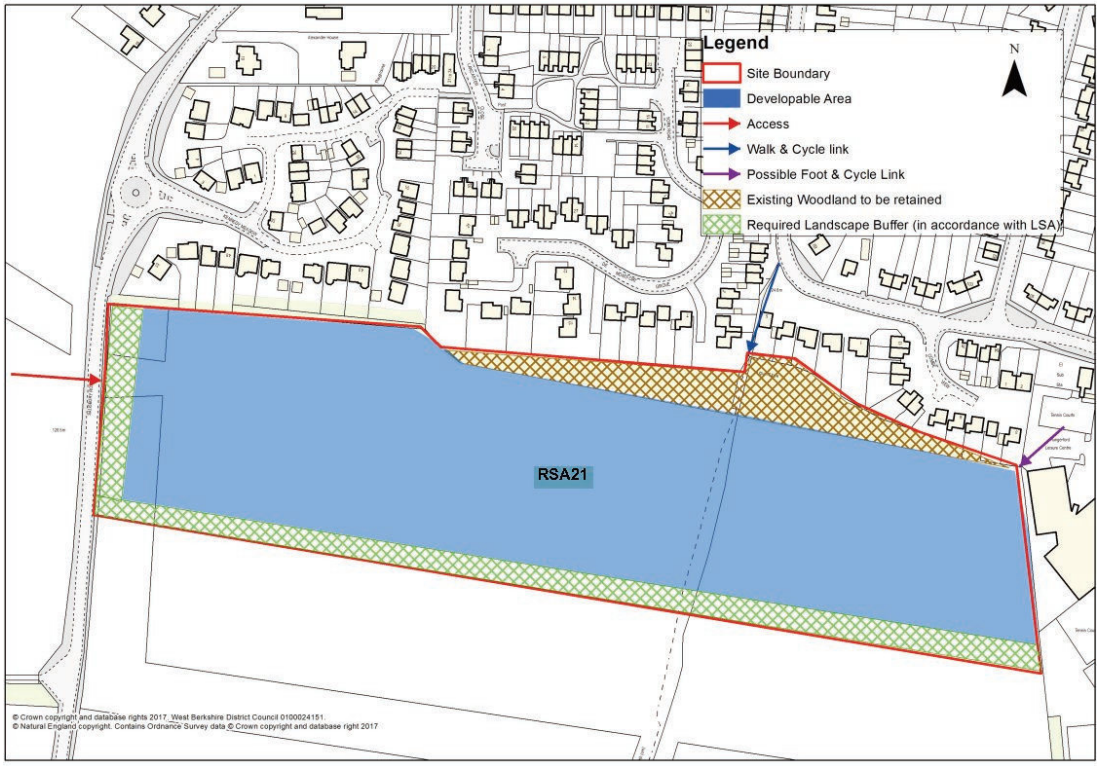
- The creation of a woodland buffer to define the new edge of the settlement.
- Careful design to enhance the gateway approach to Hungerford and to respect the site's semi-rural location.
- The retention of views through the site to the wider landscape.
- The retention of existing mature tree cover.

(vii)The scheme will comprise a development design and layout that will be further informed by a full Landscape and Visual Impact Assessment (LVIA).

(viii) Provision of permanent allotments in association with the development of the site will be explored.

8 Non strategic site allocations: our place based approach

Land east of Salisbury Road, Hungerford



Policy RSA 22

Land adjoining Lynch Lane, Lambourn (Site Ref: HSA 19)

The site, as shown on the indicative map, has a developable area of approximately 4.5 hectares. This area takes into account the existing constraints on the site, including flood risk, impact on the Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) and outcomes from the Landscape Sensitivity Assessment (2011). Depending upon further technical work to be carried out at the planning application stage this developable area could reduce further.

The development will be delivered in accordance with the following parameters:(i) The provision of approximately 60 dwellings, to be delivered at a low density in keeping with the surrounding area. The development should ensure a mix and type of dwellings appropriate for the local area, taking into account the needs of the racehorse industry which has a specific need for affordable single person accommodation.

(ii) To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane. To enhance permeability through the site pedestrian and cycle links will be provided to enable connection with existing housing and the land to the north west of the site.

(iii) Public Rights of Way and bridleway improvements will include improvement of the pedestrian/bridle link between Lynch Lane and the village centre, and improved connectivity between Lower and Upper Lambourn.

(iv) Development on the site will not adversely affect the adjacent SSSI/SAC and a Habitat Regulations Assessment will be required to accompany any future planning application.

(v) Development will need to ensure the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn SSSI/SAC and any development. In light of an initial Phase 1 Habitat Survey it is considered that no development shall take place within 15m of the outer edge of Flood Zone 2, allowing a minimum buffer/stand-off from the SSSI/SAC of 38m (max. 88m).

(vi) Development will be informed by a further Extended Phase 1 Habitat Survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected habitats and species are not adversely affected.

(vii) The scheme will comprise a development design, layout and capacity that is in accordance with the Landscape Sensitivity Assessment (2011) and will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

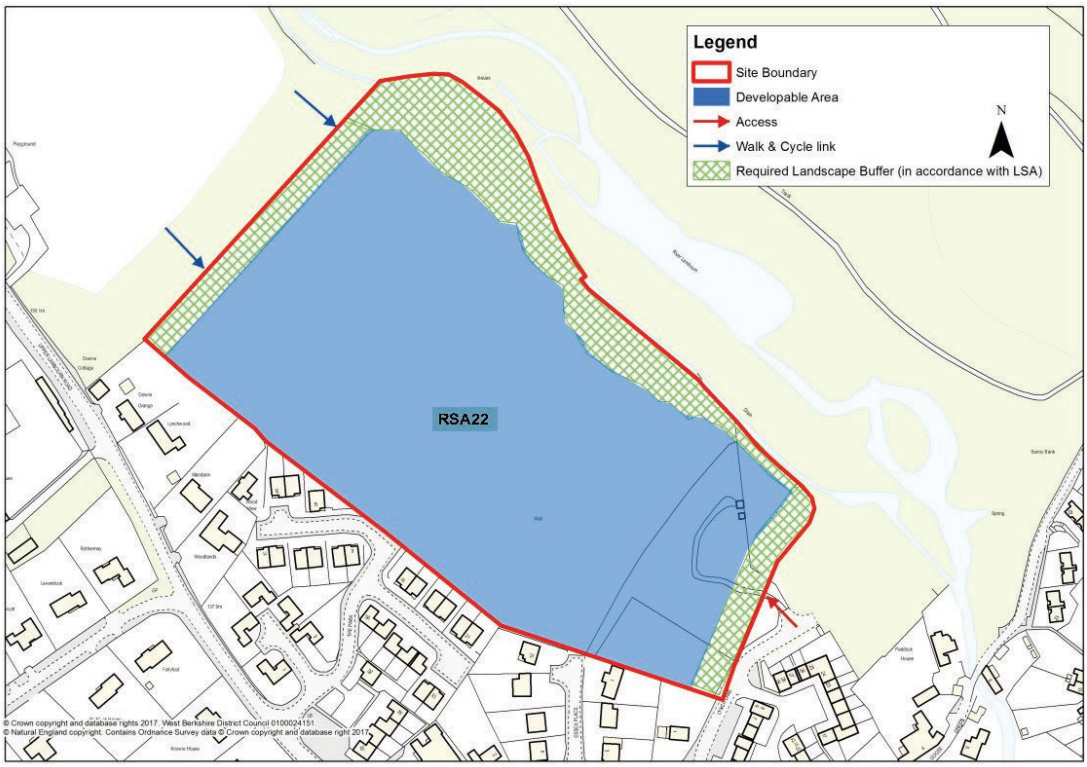
(viii) Development will not take place within Flood Zones 2 and 3 including essential infrastructure and water compatible development. The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SUDS on the site, along with necessary mitigation measures.

(ix) Development should be informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.

8 Non strategic site allocations: our place based approach

(x) Development of the site will connect to the main sewerage system. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated Water Supply and Drainage Strategy will be required.

Land adjoining Lynch Lane, Lambourn



Policy RSA 23

Land at Newbury Road, Lambourn (Site Ref: HSA 20)

The site, as shown on the indicative map, has a developable area of approximately 0.8 hectares. This area takes into account the outcomes of the Landscape Capacity Assessment (2015).

The development will be delivered in accordance with the following parameters:

(i) The provision of approximately 5 individually designed dwellings to be delivered at a low density in keeping with the surrounding area. The scheme will reflect the existing settlement pattern and take the form of a linear development fronting Newbury Road.

(ii) The scheme will be developed in accordance with the Landscape Capacity Assessment (2015) and will include:

- Ensuring development is contained on the lower ground with open space being retained on the higher ground.
- The provision of a hedge with hedgerow trees to contain the housing. This should be provided along the far north eastern boundary, continuing along the south eastern boundary to link with garden planting of the development.

(iii) The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

(iv) Individual accesses will be provided from Newbury Road in keeping with the adjacent pattern. Given the topography of the site the design of individual access points/driveways will need to be carefully considered.

(v) The scheme will be informed by a Flood Risk Assessment (FRA) which will take account of all potential sources of flood risk, including groundwater emergence. As part of the FRA consideration will also be given to the provision of SuDS on the site, along with appropriate mitigation measures to protect the River Lambourn Site of Special Scientific (SSSI)/Special Area of Conservation (SAC).

(vi) A SuDS scheme would need to be provided as part of any planning application, along with appropriate mitigation measures to protect the River Lambourn SAC/SSSI e.g. possibly petrol/oil receptors.

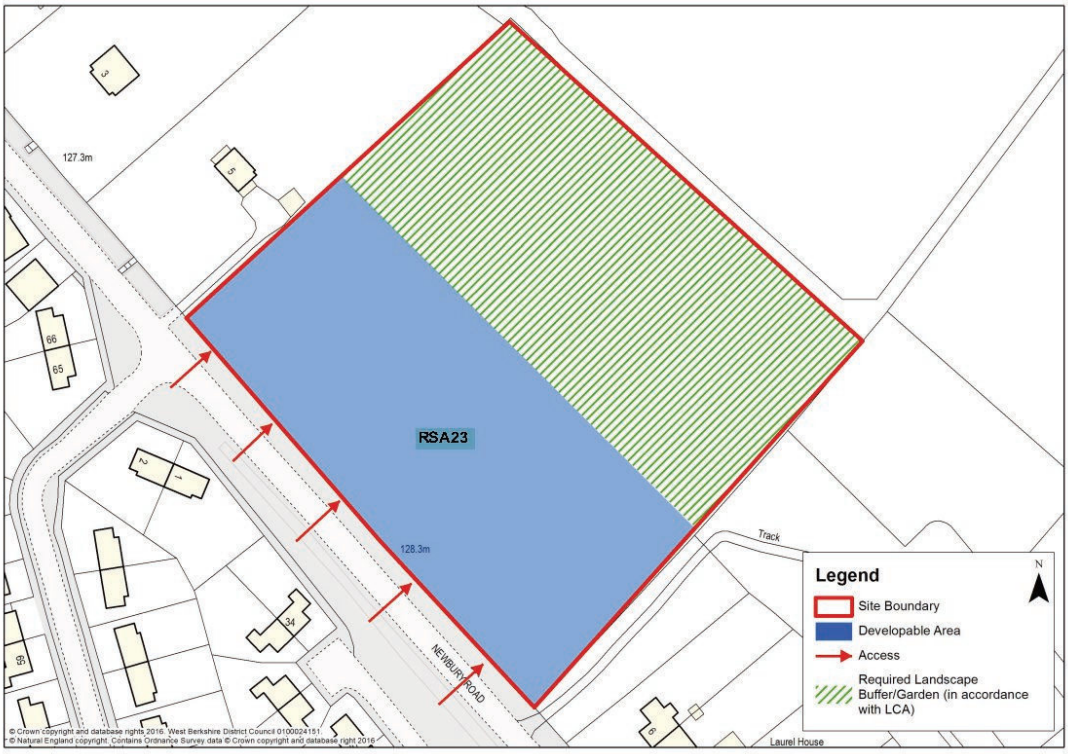
(vii) Development on the site will connect to the mains sewerage system. Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated Water Supply and Drainage Strategy will be required for this site.

(viii) Development will be informed by an archaeological assessment in the form of a geophysical survey followed by trial trenching if necessary.

(ix) Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely affected.

8 Non strategic site allocations: our place based approach

Land at Newbury Road, Lambourn



Policy RSA 24

Land off Stretton Close, Bradfield Southend (Site Ref: HSA 22)

The site, as shown on the indicative map, has a developable area of approximately 0.6 hectares, taking into account the outcomes of the Landscape Capacity Assessment (2014). The site will be delivered in accordance with the following parameters:

(i) The provision of approximately 10 dwellings in a low density scheme that provides a mix of dwelling sizes and types appropriate for the local area.

(ii) Access to the site will be provided from Stretton Close.

(iii) A Flood Risk Assessment (FRA) will be required to inform the delivery of the site as the site lies adjacent to an area of surface water flood risk and there was standing water on the site during the flooding of January/February 2014. This FRA will also inform mitigation measures including the provision of SuDS.

(iv) An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

(v) An arboricultural survey will be required to inform the delivery of the site as there are protected trees present.

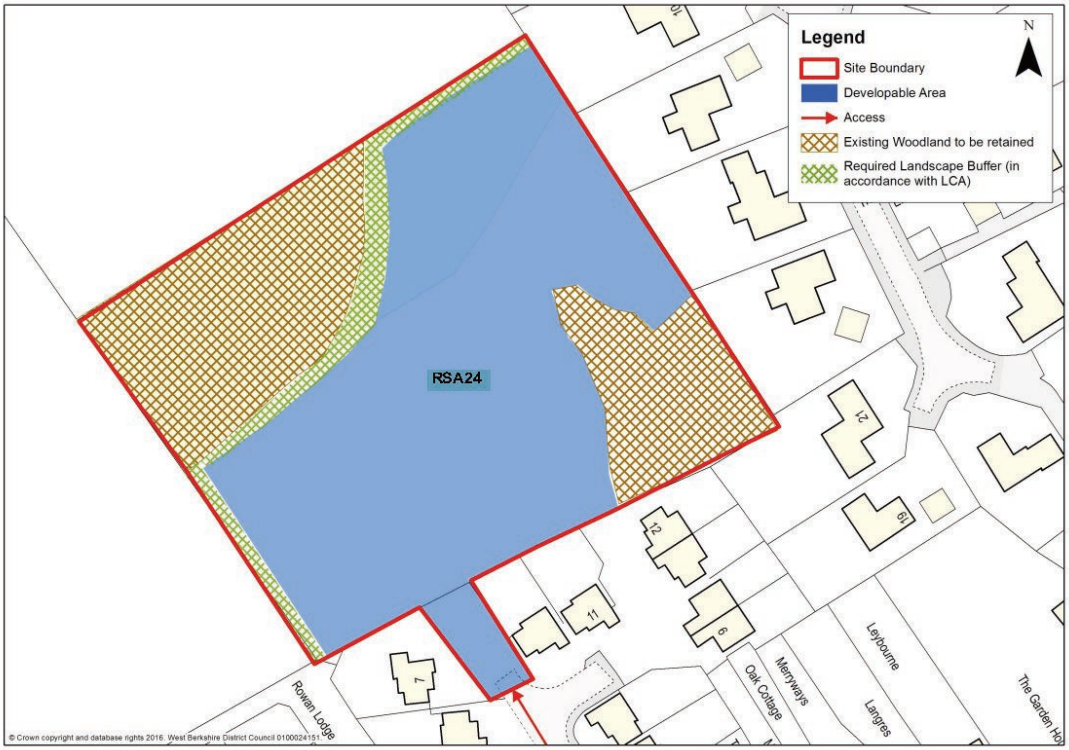
(vi) The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:

- The retention and enhancement of the existing tree belt and woodland group in the north western corner.
- The retention of the small woodland group in the eastern corner.

(v) The development design and layout will be further informed by a full Landscape and Visual Impact Assessment (LVIA).

8 Non strategic site allocations: our place based approach

Land off Stretton Close, Bradfield Southend



Policy RSA 25

Land North of Southend Road, Bradfield Southend (Site Ref: BRAD5)

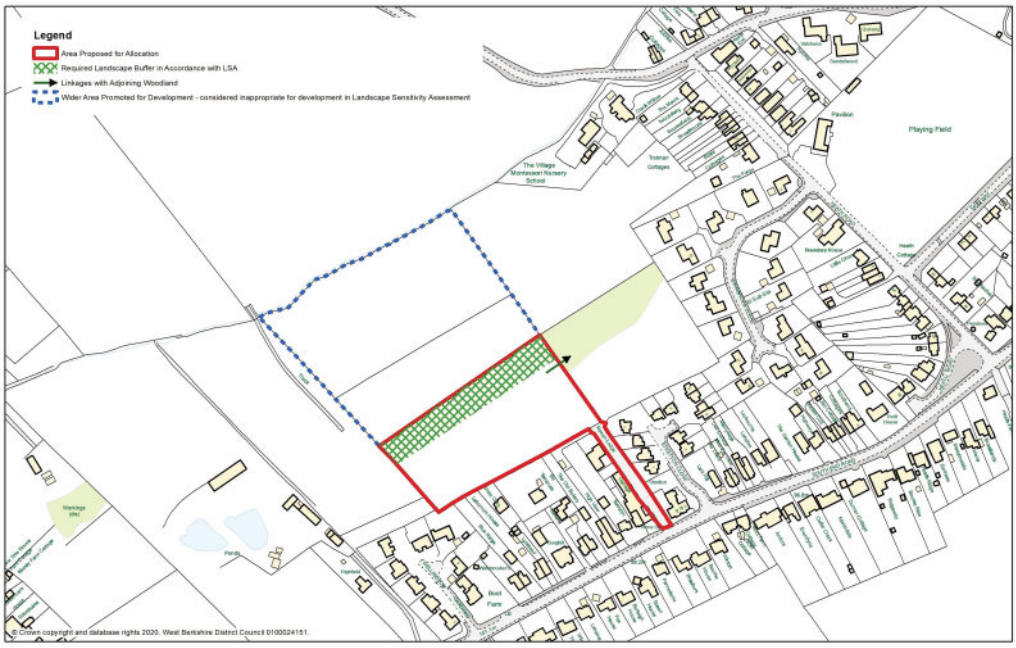
The site, as identified on the indicative map, is proposed to be allocated for residential development.

The site has a developable area of approximately 0.8ha, taking into account the outcomes of the Landscape Capacity Assessment (2014). The developable area of the site could accommodate up to 13 dwellings.

Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements that will include amongst others:

- The provision of a substantial tree belt along the northern boundary, linking to the existing tree belt on the eastern boundary and with new tree planting in site RSA24
- Access from South End Road, via the small industrial estate, subject to an assessment of the impact on existing trees
- A full detailed landscape and visual impact assessment that will inform the final capacity of the site

Land north of Southend Road



8 Non strategic site allocations: our place based approach

Policy RSA 26

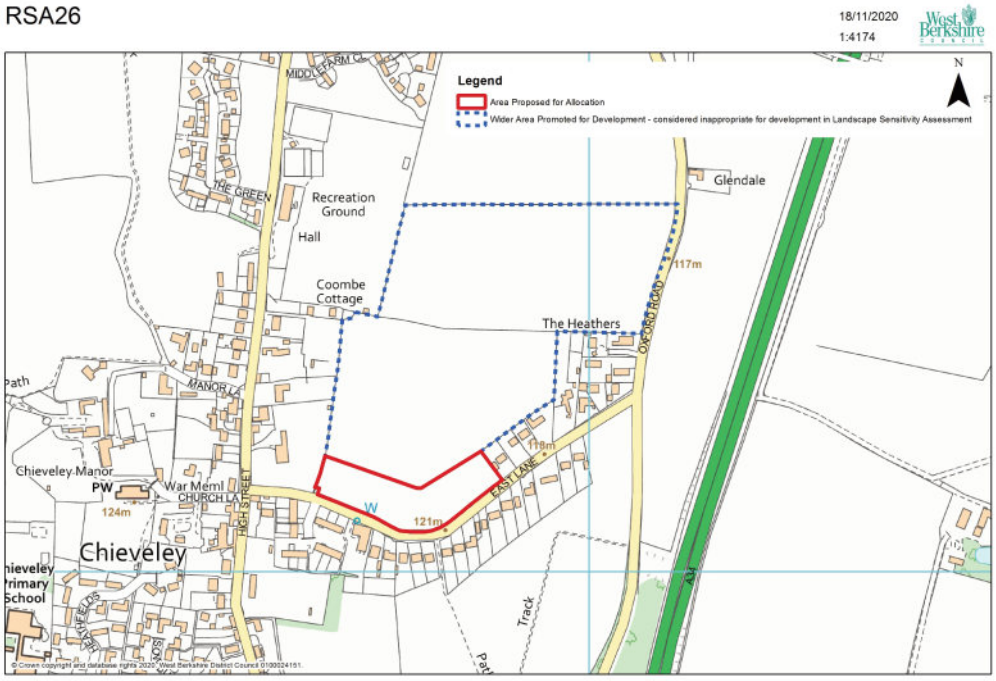
Land at Chieveley Glebe, Chieveley (Site Ref: CHI23)

The site, as identified on the indicative map, is proposed to be allocated for residential development.

The site has a developable area of approximately 1.1ha, which is acceptable in landscape terms. The developable area of the site could accommodate approximately 15 dwellings.

Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements that will include amongst others the outcome of landscape assessment work.

Land at Chieveley Glebe, Chieveley



Policy RSA 27

Pirbright Institute Site, High Street, Compton (Site Ref: HSA 22)

A Supplementary Planning Document (SPD) has been adopted for the site and this sets out a detailed framework to guide its future development. The SPD can be found at http://www.westberks.gov.uk/spd.

The site, as identified on the indicative map, has a developable area of approximately 9.1 hectares, which is set out within the adopted SPD and is based on the outcomes of the Landscape Framework (2012) and Flood Risk Study (2012) including the exclusion of the far northern part of the site and part of the site to the south.

The site is to be comprehensively redeveloped delivering a residential led mixed-use scheme with a mix of employment floorspace, green infrastructure and community uses in accordance with the adopted SPD. Redevelopment of the site should incorporate an appropriate mix of uses which responds to the character and function of the village, as well as the wider landscape.

In addition, the development will be delivered in accordance with the following parameters:

(i) The development will be residential-led with the provision of approximately 140 dwellings, delivering an appropriate mix of dwelling sizes and types which conserve and enhance the character of Compton. An element of employment floorspace will be replaced within the site.

(ii) A local lettings policy should be explored for the site to allow a percentage of the affordable housing provision to be reserved for people with local needs.

(iii) Should the hostel site (off Churn Road) come forward for development in a timely manner with the allocated site, it must form an integrated element of the developable area.

(iv) The overall density of the site will reflect the character of Compton. The northern part of the developable area (known as Area B) will be built to a lower density than the southern part (known as Area C) so as to reflect the built form pattern on the northern edge of the village and to prevent an adverse impact on the AONB.

(v) The existing access from the High Street will form the main access to the development with potential for a minor access from Churn Road. The rural character of Churn Road and Hockham Road will be retained and highway improvements should therefore be limited.

(vi) Improvements will be necessary to the footways that front the site onto the High Street and additional pedestrian and cycle routes could be provided onto Hockham Road.

(vii) Footpath, bridleway and pedestrian links will be created throughout the site to improve connectivity with the wider existing network and to provide linkages between the village centre and the site. The opportunity to reinstate the former east/west footpath through the site should be explored.

(viii) A phase 1 contamination report and a preliminary risk assessment will be required and may lead to subsequent reports being required. In order to ensure a safe development, the site must be remediated to the appropriate level for the proposed land uses. Any remediation will need to take into account any plans or preferences for infiltration SuDS infrastructure in the proposed development.

(ix) The scheme will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected.

(x) An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.

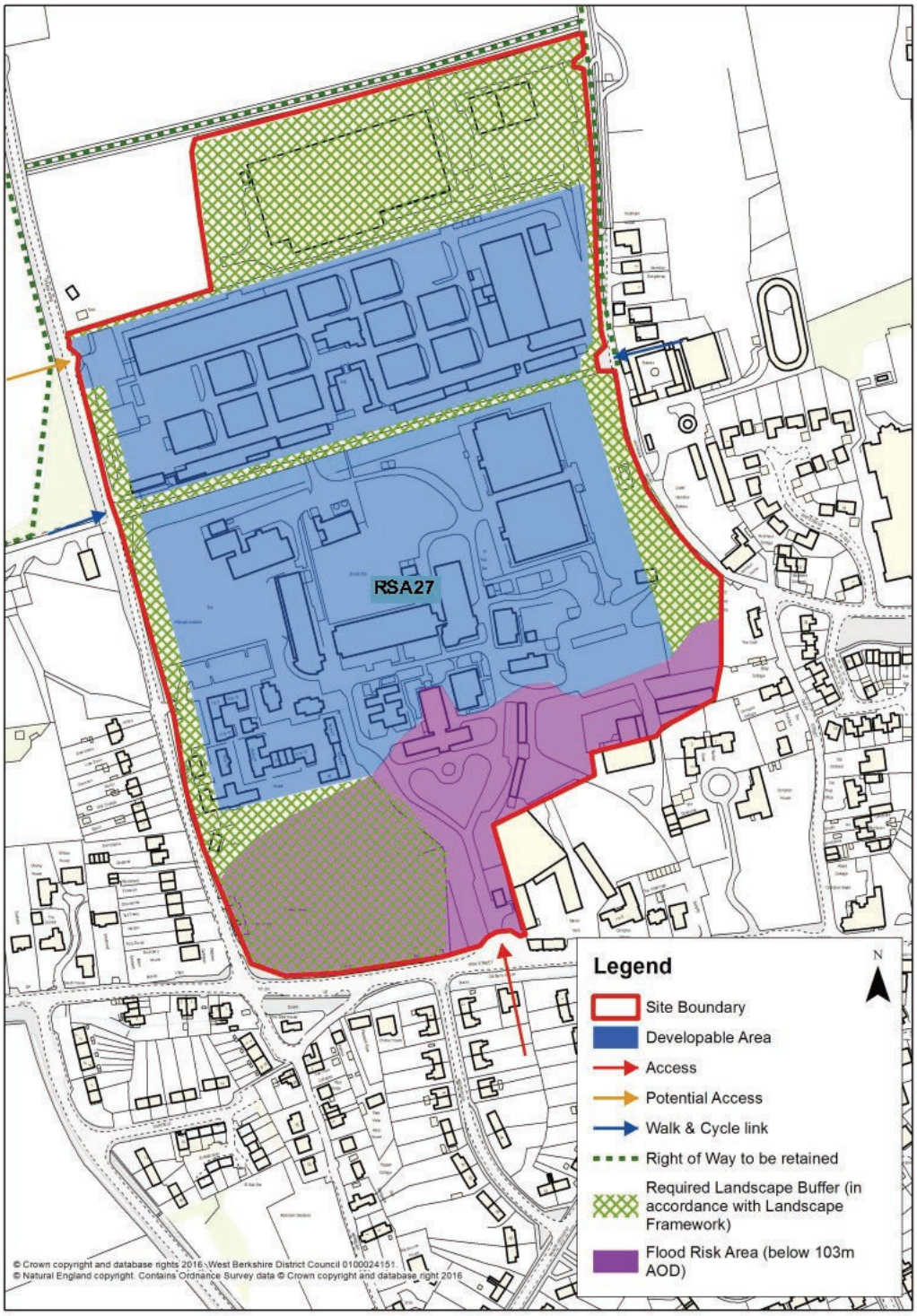
(xi) A Flood Risk Assessment (FRA) will be required that should cover infiltration testing and details of SuDS to be implemented, together with groundwater modelling. A sequential approach to development on the site will be followed:

- No development will be permitted within Flood Zones 2 and 3, including essential infrastructure and water compatible development.
- In accordance with the Flood Risk Study (2012) (4) only less vulnerable land uses, water compatible or critical infrastructure development (in accordance with the NPPF) would be appropriate below the 103m AOD line, and more vulnerable land uses above this line, unless detailed modelling indicates otherwise.

(xii) Land to the north of the site (known as Area A) will be restored and enhanced to make a significant positive contribution to the landscape character and local distinctiveness of the open downland landscape of the AONB. The landform will be carefully modified to remove incongruous features, as informed by the Landscape Framework (2012).

(xiii) The site will comprise a development design and layout that is in accordance with the adopted SPD for the site and is informed by a full detailed Landscape and Visual Impact Assessment (LVIA). This will include the protection of the area to the north (known as Area A) as outlined above and the retention of the cricket ground (as a community use) as Green Infrastructure. It will also explain how the special architectural and historic interest of the Compton Conservation Area and its setting has been taken into account.

Pirbright Institute, High Street, Compton



8 Non strategic site allocations: our place based approach

Policy RSA 28

Land west of Spring Meadows, Great Shefford (Site Ref: GS1)

The site, as identified on the indicative map, is proposed to be allocated for residential development comprising approximately 15 dwellings.

Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements that will cover among others the outcome of landscape assessment work.

Land west of Spring Meadows, Great Shefford

Policy RSA 29

Land off Charlotte Close, Hermitage (Site Ref: HSA 24)

The site, as shown on the indicative map, has a developable area of approximately 1.1 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

(i) The provision of approximately 15 dwellings to be developed at a mass and density that reflects the adjacent settlement character.

(ii) The site will be accessed via Charlotte Close with the provision of pedestrian and cycle linkages through the site to HSA 25 (Land to the south east of the Old Farmhouse).

(iii) A Flood Risk Assessment (FRA) will be required as the site falls within an area at risk from surface water flooding with a small part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme.

(iv) An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented to ensure any protected species will not be adversely affected.

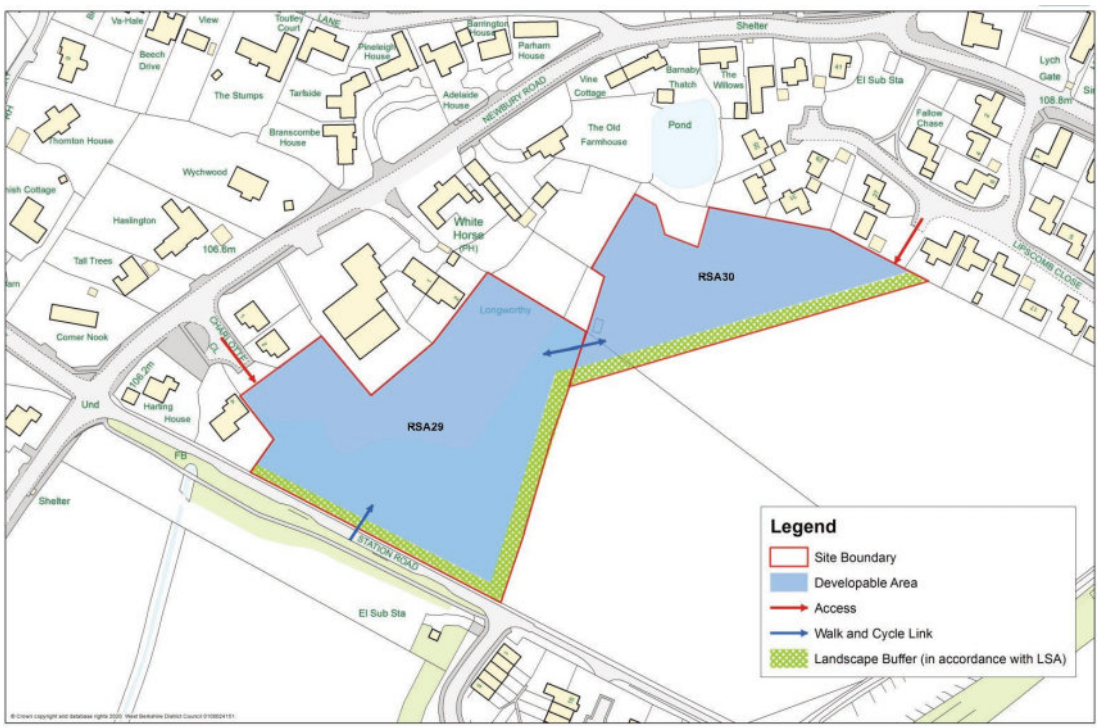
(v) The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:

- The protection and enhancement of the tree line along Station Road and other on-site trees.
- The protection and enhancement of the hedgerow along the eastern boundary.
- The maintenance of the views through and over the built form to the woodland beyond.

(vi) The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

8 Non strategic site allocations: our place based approach

Land off Charlotte Close, Hermitage



Policy RSA 30

Land to the south east of the Old Farmhouse, Hermitage (Site Ref HSA 25)

The site, as shown on the indicative map, has a developable area of approximately 0.6 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

(i) The provision of approximately 10 dwellings to be developed at a mass and density that reflects the adjacent settlement character.

(ii) The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:

- the protection and enhancement of the existing tree belt and
- the provision of landscaping along the south eastern boundary of the developable area.

(iii) The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

(iv) The site will be accessed via Lipscombe Close with the provision of pedestrian and cycle linkages through the site to HSA 24 (Land off Charlotte Close).

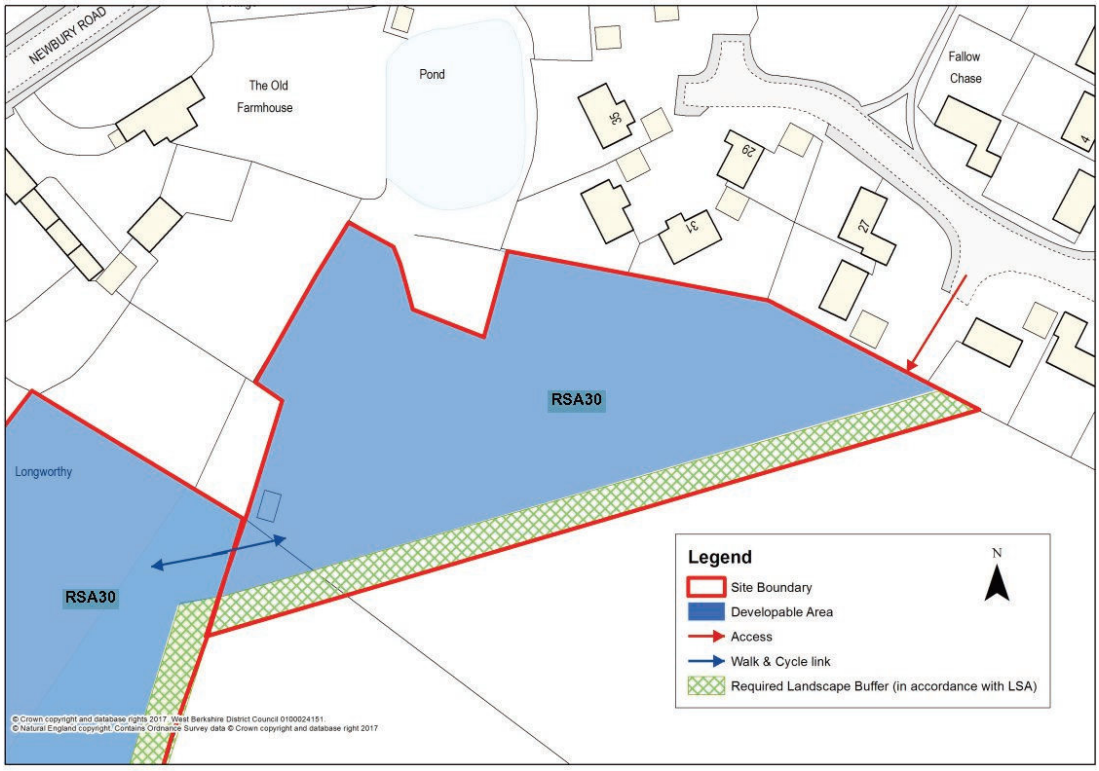
(v) A Flood Risk Assessment (FRA) will be required as a small part of the site falls within an area at risk from surface water flooding with a large part of the site within a Critical Drainage Area. The FRA should consider all potential sources of flood risk and advise on the necessary SuDS techniques/mitigation measures to be incorporated within the scheme.

(vi) An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site. The final developable area will be dependent upon the extent of any appropriate avoidance and mitigation measures required to be implemented, to ensure any protected species will not be adversely affected.

(vii) An archaeological desk based assessment will be required as a minimum and field evaluation if necessary to assess the historic environment potential of the site.

8 Non strategic site allocations: our place based approach

Land to the south east of the Old Farmhouse, Hermitage



Policy RSA 31

Land adjoining The Haven, Kintbury (Site Ref: KIN6)

The site, as identified on the indicative map, is proposed to be allocated for residential development comprising approximately 20 dwellings.

Detailed policy criteria will be developed to highlight specific mitigation measures and infrastructure requirements that will cover amongst others a Transport Statement.

Land adjoining The Haven, Kintbury

8 Non strategic site allocations: our place based approach

Gypsy, Traveller and Travelling Showpeople Accommodation

Policy RSA 32

New Stocks Farm, Paices Hill, Aldermaston (Site Ref: TS1)

Type of site: Gypsy and Traveller site

Number of pitches: 8 permanent pitches

Timescale: Within 5 years

Proposals for this site should:

(i) Replace 8 existing transit pitches on the south east part of the New Stocks Farm site.

(ii) 8 existing transit pitches on the south east part of the New Stocks Farm site.

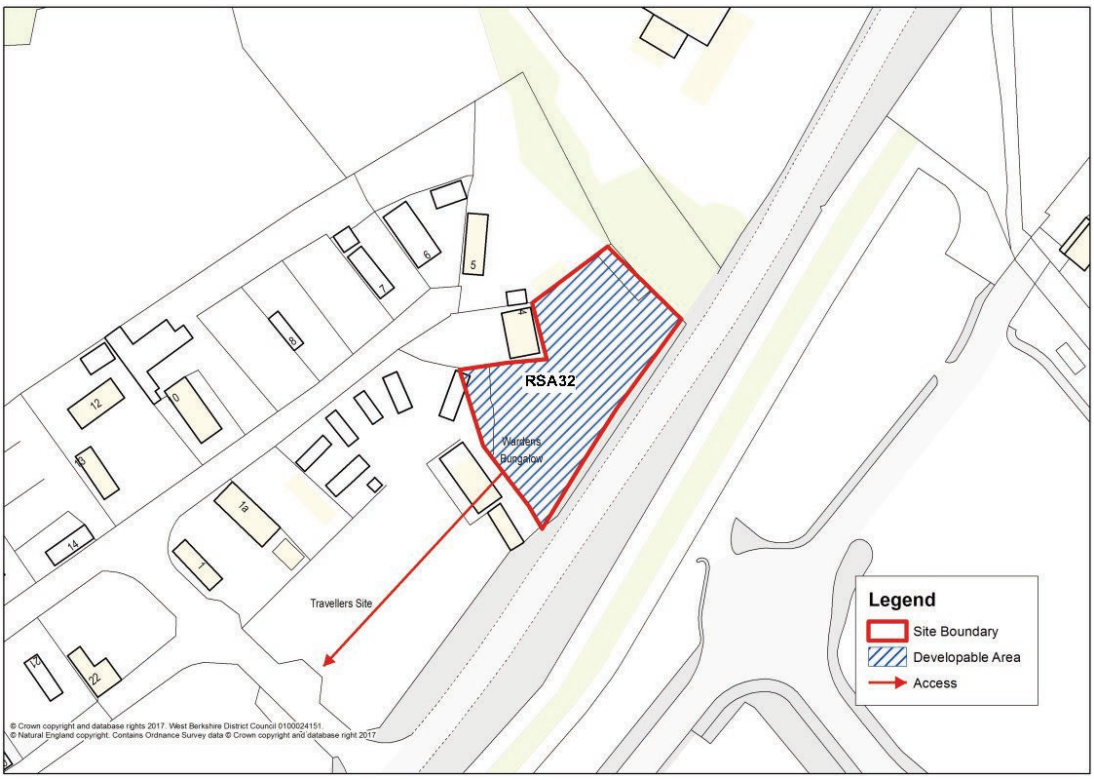
(iii) Be accessed from the existing access.

(iv) Demonstrate appropriate safeguards to prevent the pollution of ground and surface water.

(v) Provide a Sustainable Urban Drainage assessment.

(vi) Have due regard to the provisions of Policy DC20 Gypsies, Travellers and Travelling Showpeople.

New Stocks Farm, Paices Hill, Aldermaston



Policy RSA 33

Long Copse Farm, Enborne (Site Ref: TS2)

Type of site: Travelling Showpersons yard

Number of plots:24 plots

Timescale: 24 plots to be delivered within 5 years

Proposals for this site should:

(i) Provide a design, layout and siting plan together with a Landscape and Visual Impact Assessment (LVIA).

(ii) Provide a landscaping scheme to conserve and enhance the existing trees, hedgerows and woodland which should demonstrate how it would assist in breaking up and screening the built area and the area along the road access to the site.

(iii) Include a Transport Assessment identifying the highway improvements to Wheatlands Lane to be agreed with the Highways Authority, including achieving appropriate sight lines at the existing access point to Wheatlands Lane and road widening or passing places east of the site.

(iv) Provide a minimum of a 15m landscaped buffer to Long Copse Wood, a 10m woodland buffer along the northern and western boundaries of the site to link to Long Copse Wood and tree planting along the southern boundary of the site. This must be in place before the occupation of the site.

(v) Locate the plots and associated development infrastructure together closely relating to the existing buildings at Long Copse Farm and to minimise impact on existing residential properties, with the remaining area of the site being retained in agricultural use.

(vi) Provide a layout showing the residential, maintenance and storage activities proposed on the site.

(vii) Demonstrate appropriate safeguards to prevent the pollution of ground and surface water.

(viii) Provide a Sustainable Urban Drainage assessment.

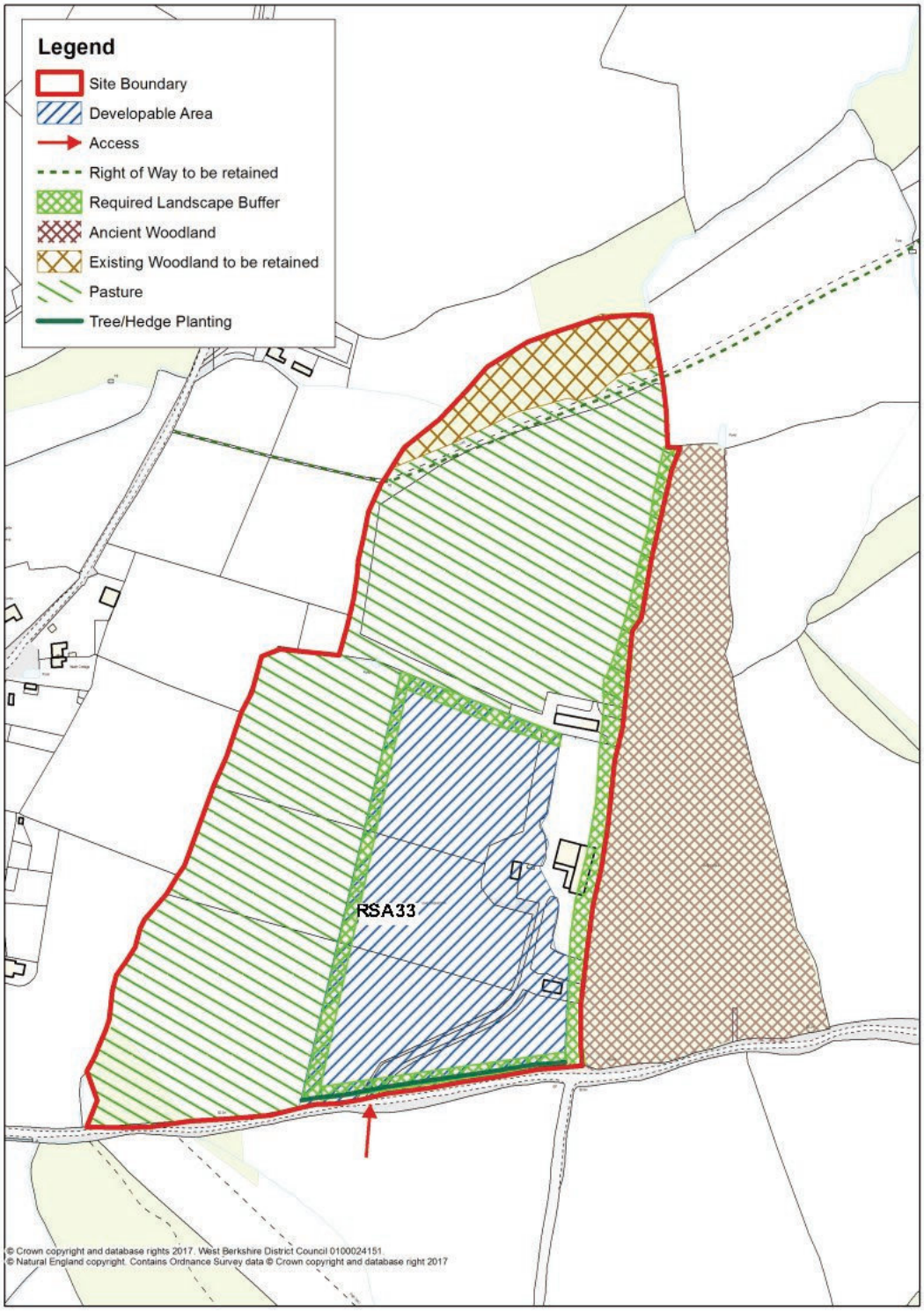
(ix) Have due regard to the provisions of Policy DC20 Gypsies, Travellers and Travelling Showpeople.

No caravans will be permitted within Flood Zones 2 and 3 at the northern edge of the site.

The site shall only be occupied by those persons who meet the definition of Travelling Showpeople.

8 Non strategic site allocations: our place based approach

Long Copse Farm, Enborne



9 Development Control Policies: Our place based approach

Policy DC 1

Development in the countryside

There will be a presumption against new development outside of adopted settlement boundaries. Exceptions to this are solely limited to development which is appropriately designed and located and satisfies one or more of the following criteria:

a. sites allocated as part of the Development Plan;

b. development which supports the rural economy in accordance with policy DC32;

c. redevelopment of previously-developed land in accordance with policy DC33;

d. conversion and/or re-use of redundant or disused buildings which would enhance their immediate setting in accordance with policy DC23;

e. extension to or replacement of existing residential dwellings in accordance with policies DC27 and DC24;

f. rural exception housing in accordance with policy DC16;

g. subdivision of an existing residential dwelling in accordance with policy DC26;

h. housing to accommodate rural workers in accordance with policy DC22;

i. sites for travellers in accordance with policy DC19;

j. development of an isolated new dwelling whose design is of exceptional quality, truly outstanding or innovative, reflecting the highest standards in architecture, and which significantly enhances its immediate setting and is sensitive to the defining characteristics of the local area;

k. development which would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of a heritage asset where:

i. the proposals will not materially harm the heritage value of the asset or its setting; and

ii. it can be demonstrated that alternative solutions have failed; and

iii. the proposed development is the minimum necessary to protect the significance of the heritage asset; and

iv. it meets the tests and criteria set out in Historic England guidance GPA4: Enabling Development and Heritage Assets; and

v. it is subject to a legal agreement to secure the restoration of the asset prior to completion of the enabling development; and

vi. it enables public appreciation of the saved heritage asset.

l. limited residential infill in settlements in the countryside with no defined settlement boundary where:

i. it is within a closely knit cluster of 10 or more existing dwellings adjacent to, or fronting an existing highway; and

ii. the scale of development consists of infilling a small undeveloped plot commensurate with the scale and character of existing dwellings within an otherwise built up frontage; and

iii. it does not extend the existing frontage at either end; and

iv. the proposed plot size and spacing between dwellings is similar to adjacent properties and respects the rural character and street scene of the locality.

Planning permission will not be granted where a proposal harms or undermines the existing relationship of a settlement within the open countryside, where it does not enhance the character and distinctiveness of the rural area, including the special qualities and natural beauty of the landscape of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.

Supporting text

9.1 New development is easiest to assimilate when located within existing settlements. The overall spatial strategy and settlement hierarchy for West Berkshire is set out in Policies SP1 and SP3. The policies seek to accommodate development in the most sustainable way, focusing development in settlements with existing facilities and services. Policy SP1 sets out that the principle of development is acceptable inside settlement boundaries and makes clear that only appropriate limited development in the countryside will be allowed.

9.2 In this context, this policy makes clear that land outside of settlement boundaries will be treated as open countryside where there is a presumption against new development. National planning guidance currently advises that blanket policies restricting development should be avoided unless there is robust evidence on why this is necessary. In West Berkshire, the conservation and enhancement of the North Wessex Downs AONB and its setting is clearly a key consideration. At the same time, planning guidance also makes clear that planning policies and decisions should recognise the intrinsic character and beauty of the countryside. The appreciation that all countryside will have some such qualities means that it needs to be protected or safeguarded. Responding to that acknowledgement whilst maintaining the vitality of rural communities is also a key consideration in West Berkshire. This policy therefore sets out the exceptional circumstances whereby development outside settlement boundaries may be acceptable.

9.3 The countryside of West Berkshire is characterised by small settlements and dispersed farmsteads. Due to the constant pressure for development, these settlements and farmsteads are at risk from piecemeal development. Cumulative impact is an important consideration in these areas, as incremental changes when viewed collectively can significantly change the character of a landscape.

9.4 The conversion of rural buildings to residential use for instance can have a considerable impact on the character of the surrounding area. Similarly, the intensification of modest rural properties through extensions and the addition of large ancillary buildings and/or redevelopment can result in a disproportionate number of larger country houses, resulting in a loss of smaller and mid-sized properties and increased suburbanisation undermining a balance in the historic settlement pattern and rural character. Whilst there may be no increase in the actual number of dwellings, a scene that was once comprised of isolated agricultural workers cottages and barns set within open fields is urbanised and the rural character altered.

9.5 An assessment therefore, has to be made of the sensitivity of the landscape to a particular type of change and the subsequent capacity of that area to absorb the change. For some areas, the character may be so fragile that new development is not acceptable even on a small scale. All development proposals are expected to respond positively to their context by conserving and enhancing landscape character in accordance with policy SP8 and by strengthening a sense of place in accordance with policy SP7 and also SP5.

9.6 The overall spatial strategy for West Berkshire focuses development on previously developed land (PDL). Whilst developers are expected to make the best use of PDL within settlement boundaries, this policy provides some limited flexibility, in exceptional circumstances, to allow for some development on PDL in the countryside to enable the sustainable growth of rural businesses and/or to meet the needs of the local community through the development of accessible local services or community facilities, as long as it meets the wider objectives of the Local Plan. However, all proposals will firstly be considered in a landscape led context because previously developed sites will not always be appropriate in terms of landscape character. Wider development needs and pressures will not be accepted as a reason to develop on any site outside of settlement boundaries.

9.7 In particularly exceptional cases there may be a very special circumstance where a new home of truly outstanding design standards, reflecting the highest standards of architecture, is proposed. Such proposals will be extremely rare and will be considered on their individual merits.

9.8 Enabling development should be only ever be regarded as a last resort in restoring heritage assets and the Council will use the tests set by Historic England to determine any proposals submitted.

9.9 There may be circumstances where limited infill development (one or two units) may be possible in settlements without a defined settlement boundary where it is appropriately located within a group of existing dwellings.

9.10 For all development proposals in the countryside, robust evidence will need to be provided to support the application to demonstrate that an exceptional approach is fully justified. The Council publishes a list of local documents that are required as part of planning applications and developers are encouraged to ensure their proposals comply with this list. Proposals will be expected to clearly illustrate the appropriateness of the development within the rural context.

10 Development Control Policies: Our environment and surroundings

Health and Wellbeing

Policy DC 2

Health and wellbeing

Development proposals will promote, support and enhance positive mental and physical health and wellbeing and thus contribute to reducing health inequalities. Where any potential adverse impacts are identified, they will need to be addressed and mitigated in an appropriate manner.

Proposals for major development, or other development likely to have a potentially significant health impact in relation to either its use and/or location, will be accompanied by a fit for purpose Health Impact Assessment (HIA) in accordance with the current guidance[33] from Public Health England. The level of information required should be proportionate to the scale and nature of the development proposed. Development proposals should demonstrate how the conclusions of the HIA have been taken into account in the design of the scheme.

Development that would have an unacceptable impact on the health or wellbeing of existing or new communities will not be permitted.

Supporting Text

10.1 It is essential that the decisions we make consider the health of our residents and contribute to reducing health inequality. The West Berkshire Vision 2036 highlights that mental health problems represent the largest single cause of disability in the district, affecting people of all ages. It also notes the significant health inequalities across West Berkshire, with a life expectancy gap of up to ten years in different areas. The district's mix of rural and urban settlements means that access to services can be varied.

10.2 The Council's draft Leisure Strategy 2021-2031 notes that West Berkshire's existing leisure offering is very good, with a number of parks and open spaces, commons, woodland, public rights of way and leisure centres available for physical activity. There is also a range of water based opportunity through rivers such as the Thames, Enborne, Lambourn, Pang and Kennet, the Kennet and Avon Canal and lakes which are also enjoyed by residents and visitors alike. It quotes the percentage of physically active adults at 63.3%, just below the national average of 66.3%.

10.3 A wide range of indoor and outdoor sports are played across the District. These opportunities and their associated health benefits, are reflected in West Berkshire's life expectancy, with those for both men and women being above regional and national averages. The District's cultural heritage is also integral to people's health and wellbeing. It increases academic attainment, provides a sense of place and identity and has a significant, positive impact on the local economy.

33 Health Impact Assessment in spatial planning - a guide for local authority public health and planning teams (October 2020) Public Health England

10.4 Tackling health and wellbeing requires a multi-agency approach. The West Berkshire Health and Wellbeing Strategy 2017-2020, developed by the Health and Wellbeing Board, seeks to align the broader strategic priorities of the Council, Newbury and District Clinical Commissioning Group (CCG) and North and West Reading CCG as well NHS England and Public Health England. It is underpinned by the need to 'build communities together' by enabling communities to be stronger and resilient, solving problems for themselves, working together with partner agencies and the voluntary sector to meet their health and wellbeing needs. It also aims to tackle inequalities in health by addressing the wider determinants of health such as housing, unemployment, homelessness, education, social isolation, transport and community safety. Ensuring those who have the most need in our district are as healthy as everyone.

10.5 The Council recognises that the Local Plan has a crucial role to play in ensuring that opportunities exist for people to be able to make healthier lifestyle choices and address health inequalities. Health and environment are inextricably linked and the creation of attractive, safe and accessible places to live improves the quality of life and wellbeing of both individuals and communities as a whole.

10.6 Policy SP7 sets out that development should be designed to encourage healthier lifestyles through the promotion of physical activity, the enhancement of social connections and the strengthening of mental health.

10.7 This DC policy ensures that specific consideration is given to the potential overall impact of development on health, with individual proposals encouraged to maximise their overall contribution towards a healthier environment and healthier communities. Health Impact Assessments (HIA) will be an important tool for assessing any effect on health and in addressing health inequalities by protecting those who are vulnerable to the negative effects of development. The policy makes clear they will be required for all major development proposals or other development likely to have a potentially significant health impact in relation to either its use and/or location.

10.8 When an HIA is required, it will:

- Consider the likelihood, significance and duration of both the potential positive and negative impacts of the development proposals on the health and wellbeing of different sectors of the community, taking into account that some people will be more vulnerable to negative impacts than others;
- Identify and take action to maximise positive impacts and minimise and mitigate any adverse impacts on health and wellbeing, having regard to the most affected sectors of the community; and
- Identify what will be monitored, how and by whom.

10.9 It should also take into account the cumulative impact of development, i.e. where several developments are in progress within a particular area, as well as the potential over-concentration of uses in an area.

10.10 The HIA may be a free-standing document or incorporated into a sustainability statement, an environmental impact assessment or other form of assessment or impact statement. If the HIA is not freestanding then a statement needs to be provided explaining how the requirements for an HIA are being met.

10.11 The HIA should include reference to how the proposals for development have been discussed with health service providers regarding impacts on primary health care services. Developers are encouraged to engage with the relevant Clinical Commissioning Group at the earliest opportunity in order to determine the health care requirements associated with new development.

10 Development Control Policies: Our environment and surroundings

Policy DC 3

Building Sustainable Homes and Businesses

1. **Residential Development**

Proposals for residential development will meet the following minimum standards of construction:

Development Type	Scale	2022 – 2028	2029-2037
New Homes	0-9	HQM 3 stars	HQM 4 stars
	10-200	HQM 3 stars	HQM 4 stars
	200+	HQM 4 stars or HQM 3 star + 4 on the Footprint Quality Indicator	
Residential Refurbishment	10+	BREEAM Domestic Refurbishment Excellent	

For the avoidance of doubt, the base standards are Homes Quality Mark (HQM) 2018 and Building Research Establishment Environmental Assessment Method (BREEAM) 2018 (or equivalent).

Projects will be expected to aspire beyond these ratings where possible to do so, as determined by the submission of a pre-assessment estimator output at the initial planning submission stage. For building projects, both interim/design stage certificates will be expected to be submitted at appropriate stages as agreed between the Council and the applicant but with the final certification no later than 6 months post completion.

2. **New Non-Residential Development**

Proposals for new non-residential development will meet the following minimum standards of construction:

Development type	Standard
All	BREEAM EXCELLENT

For the avoidance of doubt, the base standard is BREEAM 2018 (or equivalent).

For building projects, both interim/design stage certificates will be expected to be submitted at appropriate stages as agreed between the Council and the applicant but with the final certification no later than 6 months post completion.

3. **Renewable Energy**

A. Where appropriate, all new development will incorporate a proportion of future energy use[34] from renewable energy sources with:

34 as predicted by Standard Assessment Procedure (SAP) / Simplified Building Energy Model (SBEM)

i. A minimum of 10% for proposals of 1 – 9 homes (gross) or under 100 sq.m (gross) commercial floor space; and
ii. A minimum of 20% for proposals of 10 or more homes or over 100 sq.m commercial floor space.

B. The Council will support proposals for renewable energy provided that the technology is:

i. Suitable for the location
ii. Not on the most versatile agricultural land (grades 1, 2 and 3a);
iii. Is accompanied by a landscape / visual impact assessment; and
iv. Would not cause harm to residential amenity by virtue of noise, vibration, overshadowing, flicker or other harmful emissions.

Supporting Text

10.12 Carbon reduction has been a key issue for West Berkshire since the Core Strategy, introducing policies aimed at delivering carbon neutral development by 2016, was approved following examination in 2012. However, despite the 26.4% reduction in CO_2 emissions in the District since 2005[xx], the authority still has emissions well above the Berkshire, South East and England levels.

Table 4 : Full Set and Sub Set* Per Capita Carbon Dioxide emissions (tonnes) at local authority level in 2017, listed by difference

Area	Full Set data	Sub Set data	Difference
West Berkshire	8.2	5.8	2.4
Windsor & Maidenhead	5.7	4.5	1.2
Wokingham	4.7	3.6	1.1
Slough	5.0	4.1	0.9
Reading	3.4	3.3	0.1
Bracknell	3.7	3.7	0
South East	4.8	4.2	0.6
England	5.1	4.3	0.8

**The Full Set data contains all measured emission sources for each LA area whilst the Sub Set removes those that the LA has no influence over.*

10.13 West Berkshire Council unanimously declared a Climate Emergency in July 2019 with the stated aim to be carbon neutral by 2030 as the consequences of global temperature rising above 1.5^{0}C are so severe that preventing this from happening must be of the utmost urgency.

10 Development Control Policies: Our environment and surroundings

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

10.15 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 country. Fuel poverty levels in West Berkshire are also high, compared to other authorities. This is clear evidence and justification that West Berkshire needs to do more to meet national targets in relation to CO2 emissions reduction.

10.16 The National Planning Policy Framework requires action on climate change and the protection and enhancement of the natural environment. Paragraph 148 requires the Council to support the transition to a low carbon future and shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience to the effects of climate change. At the same time development of poor design, which fails to capitalise on opportunities for improving character, quality and take account of design standards should be refused. Furthermore, the quality of development approved should not diminish between permission and completion as a result of changes being made to the permitted scheme.

10.17 The re-issue of the Planning Policy Guidance on Climate Change in 2019 allows Local Planning Authorities to "*set energy performance standards for new housing or the adaption of buildings to provide dwellings that are higher than the building regulations, but only up to the equivalent of Level 4 of the Code for Sustainable Homes*".

10.18 Viability work undertaken for the Local Plan Review 2037 to date, has already tested the viability based on "carbon neutral" development and has concluded it is not a barrier to development in West Berkshire.

10.19 The proposal to use Building Research Establishment Environmental Assessment Method (BREEAM) and Homes Quality Mark (HQM) ensures that issues relating to health, materials, waste, water, ecology and more are addressed from the start of the project and the certification process provides greater assurances that the agreed level of quality and sustainability is delivered at completion. It is also a means of demonstrating compliance against a broad suite of policies; such as natural environment (XXX) and health (xxx), in addition to those related to climate mitigation and resilience (xxxx). However, other technical standards are acceptable, provided they result in an equivalent outcome.

10.20 Applications for commercial development should include a BREEAM pre-assessment, undertaken by a licensed BREEAM assessor or a BREEAM accredited professional to demonstrate how the target rating will be met.

10.21 Commercial development includes (but is not limited to) uses for retail, office, industrial, healthcare and education. Multi-residential schemes, including care homes/student halls of residence and other multi-occupancy domestic buildings are also included as commercial development.

Renewable Energy Generation

10.22 Renewable energy technology can make a major contribution to reducing CO2 emissions. Communities can benefit from reduced fuel bills and improved security of energy supply. Building a green economy that can generate growth and improvements in people's lives is consistent with sustainable development and the Council's 'Environment Strategy' and helps build in a resilient economic future for renewable energy technology as it is constantly evolving. Examples of renewable energy technology include:

(i) Combined heat and power (CHP) with a modest plant being able to serve a large number of dwellings and commercial uses in a small geographical area;

(ii) Large scale ground mounted solar PV systems; and

(iii) Micro-renewable technology, in particular solar water heating, ground and air source heat pumps, photovoltaic cells and biomass boilers.

10.23 However it is important not to restrict future options for how renewable energy might be delivered within West Berkshire.

10.24 Where appropriate, renewal energy proposals will be integrated in to the proposed scheme as part of the design process and shown on plans submitted for planning permission.

Existing Housing Stock

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

Design

10.26 This policy should be read in the context of SP7 Design Principles. The principles of good design extend to all development, including sustainable homes and businesses.

Changes to national targets

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

Thresholds

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

10 Development Control Policies: Our environment and surroundings

Policy DC 4

Environmental nuisance and pollution control

Development will be permitted where it does not lead to adverse effects on pollution of the environment. In ensuring a site is suitable for development proposals should satisfy all of the following criteria:

a. There would be no harm to the amenity of occupants of neighbouring land and buildings, and future occupants of the development, through an unacceptable increase in pollution, including from light, noise, dust, vibration and/or odour. Where necessary suitable mitigation measures will be put in place;

b. It would be compatible with surrounding uses; and not give rise to unreasonable restrictions placed on existing businesses and community facilities;

c. There would be no adverse impact on the environment by pollution of air, soil, or water, through the storage and disposal of waste and hazardous materials or through emissions;

d. Where there is a likelihood that contamination is present or is known to be present, as a minimum a desk based assessment detailing the likelihood and extent of land contamination be undertaken, followed by, where necessary, an intrusive investigation; and the identification and undertaking of appropriate remediation measures. Further monitoring may be required depending on the nature of the contamination and remediation;

e. There would be no harm to existing areas with biodiversity and/or geological value, in line with Policy SP11

Development which includes potential nuisance or pollution activities should be located on the least sensitive part of the site.

Appropriate site investigations/assessments will guide development and the results and recommendations will be presented with planning applications (for example, noise assessments) depending on the type of development, location, and likely source of pollution.

Supporting Text

10.29 The NPPF seeks to conserve and enhance the natural and built environment, and in doing so protects new and existing development from contributing to and/or being put at risk from unacceptable levels of pollution.

10.30 This policy is intended to aid in promoting good quality of life for all land users, by managing the effects of development and requiring developers to undertake appropriate assessments to understand the sources of pollution on and around the site, and their impacts on the site and surrounding uses. Such assessments can aid in guiding development to the least sensitive part of the site, and/or identifying suitable mitigation measures to alleviate the effects of pollution.

10.31 There are existing regimes in place, though pollution control authorities (Environmental Health), and the planning system is not intended to replicate or control pollution in the same way as such regimes.

10.32 Development must be compatible with neighbouring uses, particularly those in town/village centre locations and those venues which operate in the evening or night. Suitable mitigation must therefore be provided, in the form of good design (e.g. for proposed residential, the consideration of placement of bedrooms), and noise and odour reduction measures, depending on the proposed uses and surrounding existing uses (e.g. sound insulation in proposed residential units; odour minimisation for proposed food outlets near to residential properties). It is important that new development would not place unreasonable restrictions on existing businesses and community facilities.

10.33 This policy should be read alongside Policies SP2 (North Wessex Downs Area of Outstanding Natural Beauty), SP10 (Green Infrastructure), SP11 (Biodiversity and Geodiversity), DC5 (Water Quality), and DC7 (Air Quality).

Policy DC 5

Water quality

The water quality of West Berkshire District's waterbodies will be protected and enhanced. Any development (including infrastructure) that would have a direct or indirect impact on any water body will take account of the impact of their development on water quality. All development should demonstrate it satisfies all of the relevant following criteria:

- that it causes no deterioration in the quality of waterbodies, surface and groundwater, nor that it will prevent future attainment of 'good status' under the Water Environment (Water Framework Directive) (England and Wales) Regulations 2017 and Groundwater (Water Framework Directive) (England) Direction 2016 or subsequent amendment;
- that it contributes positively to the water environment and its ecology and delivers enhancements where waterbodies are not achieving good ecological or chemical status; and
- that it contributes to the protection and enhancement of classified waterbodies identified by the Thames River Basin Management Plan objectives, covering the Thames and Chilterns South Catchment and Kennet Catchment.

Where development is likely to have an adverse impact on water quality, a detailed water quality assessment will be required. The need for an assessment will depend on the type or location of new development. Appropriate measures may be required to be undertaken by the developer to ensure that a proposed development does not contaminate surface or groundwater resources.

Supporting Text

10.34 The Water Framework Directive (WFD) recognises that development near water bodies can affect their quality for human consumption and health and for their ecological value. It establishes a legal framework along with national implementation for the protection, improvement and sustainable use of the water environment. This includes lakes, streams, rivers, groundwater and dependent ecosystems.

10.35 The primary policy document for the delivering the WFD is the Environment Agency's River Basin Management Plan (RBMP) for the Thames District that includes the Kennet and tributaries catchment and Thames and Chilterns South catchment in West Berkshire. Proposals will be expected to include sufficient information to demonstrate how they have taken into account the Thames River Basin Management Plan. Development would be considered unacceptable if it led to a deterioration in WFD status, or prevents the waterbody achieving 'good' ecological or chemical status. Early consideration of the water environment will enable water quality aims and outcomes to be secured through the planning process.

10.36 The River Kennet is one of England's premier chalk streams. Much of its length is a Site of Special Scientific Interest (SSSI) on account of its chalk stream habitats and associated wildlife. One of its main tributaries, the Lambourn, is also a SSSI and has been designated a Special Area of Conservation (SAC) under the European Union Habitats Directive. They are also valuable economic and recreational assets for the area.

10.37 The ecological status of the Kennet and its tributaries is predominantly classified as moderate. Pollution from waste water and physical modifications to waterbodies are the main issues preventing good status under the Water Framework Directive. Abstraction is also a significant contributory factor. The ecological status of the Thames and Chilterns South is predominantly classified as moderate. Pollution from waste water, physical modifications to waterbodies and pollution from rural areas are the main issues preventing good status under the Water Framework Directive.

10.38 Development should deliver opportunities to minimise pollution and enhance the quality of the water environment, including such measures as:

- incorporating into all development proposals, Green Infrastructure and Sustainable Drainage Systems (SuDS) (in accordance with the West Berkshire Sustainable Drainage Systems Supplementary Planning Document 2018) in order to manage and treat surface water run off close to source and to minimise the risk from contaminants and sediment ;
- reducing the risk of discharges of surface waters to the sewerage network and of pollution, including groundwater infiltration, from treatment works, particularly within Drinking Water Safeguard Zones, Groundwater Source Protection Zones and Groundwater Vulnerability Zones and in proximity to, and downstream of, Special Areas of Conservation or Site of Special Scientific Interest;
- prioritising natural flood management over hard flood defences;
- protecting watercourses and wetland habitats along river corridors and where appropriate restore 'natural' systems, including de-culverting, restoring or re-profiling rivers and naturalising river banks;
- adopting water efficiency measures to reduce pressure from low water levels and flows;
- works to restore contaminated land where applicable;
- working with and taking opportunities identified by Catchment Partnerships and flood risk management authorities to inform development proposals.

10.39 Increased levels of development during the local plan period is likely to increase the discharge of treated wastewater from wastewater treatment works in West Berkshire. There is a potential for this to cause a deterioration in water quality in the receiving watercourses. Early engagement with Thames Water by developers should ensure that any development is aligned with existing capacity to serve the development or that the required upgrades to the wastewater infrastructure and sewage treatment are constructed prior to occupation of new developments. Land may need to be safeguarded to ensure that land required for water infrastructure in the future is not developed, preventing necessary upgrade.

10.40 This policy will be considered in conjunction with other policies in this Local Plan to ensure a comprehensive consideration of the water environment.

Policy DC 6

Water resources

Development will minimise water use and aim to be water-neutral as far as practicable by incorporating appropriate water efficiency and water recycling measures. A collaborative approach is encouraged between the Council, statutory agencies, water companies and site promoters/developers to promote innovation in water efficiency and re-use within and outside of dwellings and commercial buildings, including demand reduction to improve longer term water resilience. Liaison with other local authorities is expected where relevant.

All new residential developments (including replacement dwellings) will meet the Building Regulation optional higher water efficiency standard of 110 litres per person per day, as set out in Building Regulations part G2.

New or replacement non-residential development of 1000sqm gross floor area or more will meet BREEAM 'excellent' standards for water consumption [with at least a 40% improvement in water consumption against the baseline performance of the building, unless demonstrated not to be practicable.

Both of the above apply unless it can be demonstrated that it would not be feasible on technical or viability grounds. Where subsequent national standards exceed those set out above, the new national standards will be applied.

Development proposals should satisfactorily demonstrate all of the relevant following criteria:

a. adequate water resources are available, or can be provided, to support the development proposed, and will be safeguarded from the potential impacts of development;

b. efficient use of water is made through recycling measures such as rainwater harvesting and grey water recycling;

c. foul water treatment and disposal of adequate design and capacity already exists or can be provided in time to serve the development ensuring that the environment and amenity of local residents are not adversely affected;

d. foul water flows produced by the development will be drained separately from surface water run off to a suitable point of connection to a public foul sewer or, for non mains drainage proposals, where there would be no detrimental impact on the environment; and

e. suitable land and access is safeguarded for the maintenance and treatment of water resources and wastewater, flood defences and drainage infrastructure.

Development which would overload available facilities and create or exacerbate problems of flooding or pollution will not be permitted.

Supporting Text

10.41 A comprehensive and integrated approach to the conservation and management of our precious water resources is needed to ensure well designed development is delivered in accessible locations in an environmentally sensitive way. West Berkshire lies within one of the driest part of the

country. A growing population and number of households within the District and its primary Water Resource Zone in the Kennet Valley, alongside growth within the neighbouring Thames water resource zones will place demand pressures on the sustainable supply of water.

10.42 Furthermore the amount of available water will be affected by climate change through changing weather patterns and more extreme weather events such as storms, floods and drought. In taking water from rivers and aquifers, their value to the natural environment and people's enjoyment must not be compromised but improved and sustained.

10.43 Most of the water is abstracted from groundwater aquifers supported by some river extraction, notably the Rivers Kennet, Lambourn and Pang. Most is to satisfy public water supply but a significant proportion is supplied for private supply including agricultural land management, and electricity and industry. Thames Water supplies all of West Berkshire and is classified as being in a 'seriously water stressed' area in the Environment Agency Water Stressed Areas Classification 2013. All developments should implement the highest standards of water efficiency and infrastructure in order to place no additional pressure on water scarcity and quality in the river basin catchments of the Kennet and its tributaries and of the Thames and Chilterns South. Efficiency measures will also contribute to the reduction of greenhouse gas emissions including those associated with water treatment and taking pressure off wastewater treatment works.

10.44 As set out in government guidance the Council has the option to set additional technical requirements in the Local Plan on exceeding the minimum standard required by the Building Regulations relating to water efficiency. There is a clear local need for the tighter requirement of 110 litres per person per day.

10.45 Developers will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals. This includes demonstrating that there is adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development. Necessary improvements to sewerage water treatment infrastructure will be programmed by the water companies and need to be completed prior to occupation of the development. This is to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses. In some circumstances this may make it necessary for developers to arrange for appropriate studies to ascertain whether the proposed development will lead to the overloading of existing local infrastructure. Where there is a capacity problem in the local network developers will be expected to requisition or otherwise fund local infrastructure improvements.

10.46 Early engagement with Thames Water should ensure that any development is aligned with existing capacity to serve the development or that the required upgrades to the water supply network, wastewater infrastructure, sewage treatment upgrades are constructed prior to occupation of new developments. Land may need to be safeguarded to ensure that land required for water infrastructure in the future is not developed, preventing necessary upgrade.

10.47 This policy will be considered in conjunction with other policies in this Local Plan to ensure a comprehensive consideration of the water environment.

Policy DC 7

Air Quality

Development will maintain, and where possible, improve air quality and reduce exposure to areas of poor air quality. Development will be permitted where it does not lead to adverse effects on health or the environment either from the development itself or cumulatively.

Taking account of the end-use and nature of the area and application, the proposal should demonstrate that the development satisfies all of the relevant following criteria:

a. it has no adverse effect on air quality in an Air Quality Management Area (AQMA);

b. it will not lead to the declaration of a new AQMA;

c. it will not interfere with the implementation of current Air Quality Action Plans (AQAP);

d. it is not in proximity to a source of air pollution which could present a significant risk to human health; or

e. it does not expose occupiers who are particularly sensitive to air pollution, such as those in schools, health care establishments or housing for older people;

f. it is not in proximity to a source of air pollution which could present a likely significant effect/ risk on/to the qualifying features of a site designated for its wildlife habitat and species importance;

g. it will minimise the impact on air quality, both during the construction process and lifetime of the completed development;

h. it has considered opportunities to improve air quality including measures such as the provision of green infrastructure.

An air quality assessment (AQA) will be required by the Council where development proposals that might lead to a significant deterioration in air quality or national air quality objectives being exceeded, either by itself, or in combination with other committed development, bearing in mind factors such as type and scale of development and sensitivity of an area. An AQA will be carried out in accordance with the relevant national standards and guidance.

A Habitat Regulation Assessment, including screening and where necessary an appropriate assessment, will be required by the Council to establish whether a development could present a likely significant effect/ risk on/to the qualifying features of a site designated for its wildlife habitat and species importance.

Supporting Text

10.48 Air quality is the largest environmental health risk in the UK. It shortens lives and contributes to chronic illness. Health can be affected both by short-term, high-pollution episodes and by long-term exposure to lower levels of pollution *(Source: Clean Air Strategy 2019).* Air pollution has direct and indirect impacts on the natural environment, contributing to climate change and affecting habitats and species, through plant take up and nitrogen and acid deposits on the ground and water sources.

10.49 Planning has an important influence on air quality and also, therefore, the health of humans and ecosystems. It can be used to locate development to reduce emissions overall and reduce the exposure of people to air pollution. In place, the direct impacts of new development can be reduced through policy requirements. Throughout this Local Plan policies have been set out to align with one another to achieve sustainable development, including the improvement of air quality and the protection of the natural environment. Proposed development allocations have been located where possible, to minimise the need to travel and promote sustainable modes of transport. Policies also include the requirement for high quality building standards, reduction in energy and provision for green infrastructure amongst others.

10.50 The National Planning Policy Framework (NPPF) states that the planning system should contribute to and wherever possible enhance the natural and local environment. Specifically, planning policies should sustain compliance with, and contribute to, meeting relevant limit values and national objectives for air pollutants, taking into account the presence of Air Quality Management Areas (AQMAs) and Clean Air Zones, and the cumulative impacts on air quality from individual sites in local areas.

10.51 The air quality in West Berkshire is predominantly good although there are specific areas where air pollution exceeds the levels set by European and UK regulations. For this reason, the Council has declared two Air Quality Management Areas (AQMAs), which relate to elevated levels of nitrogen dioxide (NO2). These are located at Newbury and Thatcham. The adjoining urban areas of Reading town centre is also designated an AQMA. Development proposals located within these areas will need to demonstrate how they take into account the Council's Air Quality Action Plan and so early engagement with the Council's Air Quality Officer is encouraged to help ensure the approach taken is acceptable. The developer will also have to prove to the Council that the proposals will not create an AQMA or be detrimental to the current AQMAs.

10.52 West Berkshire Council is a member of the Public Protection Partnership with Bracknell Forest and Wokingham where data and information about air quality in these parts of Berkshire is pooled and shared. The partnership has produced Policy Guidance: Planning for Air Quality (including Good Design, Emissions Mitigation Assessments and Air Quality Assessments) which sets the requirements for the consideration of air quality in proposals for new development. National guidance has been produced by Environmental Protection UK and the Institute of Air Quality Management.

Policy DC 8

Conservation Areas

Proposals for development in a Conservation Area, or for development that affects its setting or important views into, out of, across or through the area, will assess and clearly demonstrate how the character, appearance and significance of the Conservation Area will be preserved or enhanced. Proposals will be determined in accordance with policy SP9 and will be sensitively designed to satisfy all of the following ccriteria:

i. to respect the overall settlement pattern and its setting as part of the wider landscape;

ii. to reflect the form and layout of the area including views and vistas into and out of it and the shape and character of spaces contributing to the character of the historic environment, including historic street patterns and their setting;

iii. to ensure the scale, height, form, massing, and alignment respects the historic and architectural character, including roofscapes of the area, the relationship between buildings and the spaces between them;

iv. to ensure the nature and quality of materials are appropriate to the locality and complement those of the surrounding area;

v. to respect locally distinctive design details that contribute to the area's character such as traditional frontage patterns, vertical or horizontal emphasis, pattern of fenestration, window and door detailing, shopfronts, advertisements, historical or traditional street furniture, traditional surfaces, and boundary treatments;

vi. to ensure buildings and streets of townscape character, trees, open spaces, walls, fences or any other features are retained where they contribute positively to the character and appearance of the area;

vii. to ensure it does not generate levels of traffic, parking or other environmental problems which would result in substantial harm to the character, appearance or significance of the area; and

viii. that the use is appropriate to and compatible with the character, appearance and historic function of the area.

Proposals for or involving demolition of existing buildings, walls or other structures which make a positive contribution to the character or appearance or historic interest of the Conservation Area will not be permitted unless there is clear and convincing evidence that:

i. all possible measures to sustain an existing use or find an alternative use have been explored and failed, and redevelopment would bring substantial public benefits;

ii. the condition of the building (provided that this is not a result of deliberate neglect) and the cost of repairing and maintaining it in relation to its significance and to the value derived from its continued use, is such that repair is not practical;

iii. the demolition is to remove an unsightly or otherwise inappropriate modern addition to the building where its removal would better reveal buildings, walls or structures that make a positive contribution to the character or appearance or historic interest of the Conservation Area; or

iv. the replacement would make an equal or greater contribution to the character and appearance of the Conservation Area.

Where development is acceptable, a record of the current site, building or structure and its context will be required, prior to or during development or demolition, in accordance with an approved Written Scheme of Investigation.

Plans for redevelopment or re-use of an area where demolition is proposed must be agreed and a contract for redevelopment signed before the demolition is carried out.

Supporting Text

10.53 The purpose of this policy is to set out more detailed criteria for development proposals affecting Conservation Areas.

10.54 A Conservation Area is 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Listed Building and Conservation Areas Act, 1990). Preservation in this context means not harming the interest in the Conservation Area, as opposed to keeping it utterly unchanged.

10.55 The special character and appearance of a Conservation Area can be derived from many different aspects including its physical features, spaces, landscape, views, the uses of an area, and the relationship between these elements. Other aspects of character may be more intangible perceptions of a place, such as historical or cultural associations with a place or building. Others may be relatively ephemeral or transitory, such as the smells and sounds associated with specific activities, which may occur only at certain times of the day or year.

10.56 The Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the District's 53 Conservation Areas. As part of this duty the Council is undertaking a project, in partnership with the West Berkshire Heritage Forum, to encourage community involvement in the review and adoption of further Conservation Area Appraisals. The project will provide local communities with an understanding of how and why conservation area status is appraised, designated, and applied in future development and conservation management decisions. This will help communities better engage with the management of change in their area, allowing them to more effectively champion the significance and values of local heritage. The project has involved the setting up of a Conservation Area Working Group, which has developed a 'Toolkit', which contains a variety of guidance, list of resources, and an appraisal report template, to assist parish councils and volunteers in undertaking a Conservation Area Appraisal and Management Plan.

10.57 The NPPF (2019) clarifies that not all elements of a Conservation Area will necessarily contribute to its significance. Therefore, where a building (or other element) does not make a positive contribution to the heritage significance of the area, the loss of that building or feature should be treated as less than substantial harm or no harm. In these cases the level of harm should be weighed against the wider benefits of the proposal including the potential to enhance or reveal further the heritage significance of the area.

10.58 Demolition is only desirable where the building or structure involved does not make a positive contribution to the area and demolition of certain buildings/structures and/or demolition of the whole or substantial part of any gate, fence, wall or other means of enclosure in a Conservation Area still requires planning consent. Information regarding the condition of the building should be based on a sound structural survey carried out by a chartered civil or structural engineer

10.59 High standards of maintenance and repair are encouraged in Conservation Areas. In cases where disrepair is severe, the Council may consider serving a Section 215 or Urgent Works Notice requiring work to be carried out.

10.60 The Council would be supportive of proposals that would improve upon the condition of heritage assets that are identified as being at risk of being lost as a result of neglect, decay or inappropriate development, as long as it can be demonstrated that there would be no resultant harm to their setting or their significance.

Policy DC 9

Listed Buildings

Proposals for development affecting a Listed Building and/or its setting will be determined in accordance with policy SP9 and will be expected to clearly demonstrate:

a) why the proposed development and related works are desirable or necessary; and

b) how the significance of the Listed Building and/or its setting will be preserved.

Development will not be permitted if applicants fail to provide adequate or accurate detailed information to show the effect on the significance and architectural and historic interest of the Listed Building and its setting and any curtilage listed features.

Development will not be permitted if it would:

(i) adversely affect the character, scale, proportion, design, detailing, or materials used in the Listed Building; or

(ii) result in the loss of/or irreversible change to original features or other features of importance or interest; or

(iii) harm the setting of the Listed Building.

In particular, development will not be permitted if it would directly, indirectly or cumulatively lead to any of the following:

(i) removal of original walls, stairs, or entrances, or subdivision of large interior spaces;

(ii) removal, alteration or replacement of structural elements including walls, roof structures, beams and floors;

(iii) removal, alteration or replacement of original or historic features such as windows, doors, fireplaces and plasterwork;

(iv) repairs or alterations involving materials, techniques and detailing inappropriate to the Listed Building;

(v) the unnecessary replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;

(vi) extensions to the principal elevation/s of the Listed Building;

(vii) the installation of satellite antennae, solar panels or other renewable energy features that are sited in a prominent location, either on the Listed Building, or within its curtilage; or

(viii) the removal of historic boundary treatments.

unless justified to the satisfaction of the Council, that the proposed changes, loss or irreversible damage, and/or addition of new features to the Listed Building and its setting are:

(a) less than substantial in terms of impact on the character and significance of the Listed Building and its setting; and

(b) off-set by the public benefit from making the changes, including enabling optimal viable use, and net enhancement to the Listed Building and its setting. Clear justification for this harm should be set out in full in the Statement of Heritage Significance accompanying the proposals.

Where change to a Listed Building is acceptable, provision for appropriate recording will be required in accordance with a Written Scheme of Investigation approved in writing by the Council prior to any works commencing.

Supporting Text

10.61 The purpose of this policy is to set out more detailed criteria for development proposals affecting Listed Buildings.

10.62 Buildings and structures are listed in recognition of their special architectural or historic interest and any works which affect their character require Listed Building Consent. The NPPF makes clear that substantial harm to or loss of grade II Listed Buildings should be exceptional and for grade II* and grade I Listed Buildings it should be wholly exceptional.

10.63 Within West Berkshire there are approximately 1900 Listed Buildings, varying in age, character and size. Not all are actually buildings: structures such as milestones, war memorials, gate piers and walls are included. The oldest buildings are parish churches and the castle at Donnington, whereas the most recently constructed are associated with the Cold War at Greenham Common airbase. Architectural styles vary from the vernacular (particularly using timber framing, thatch and local bricks) to the polite examples of gentry houses. West Berkshire is rich in agricultural buildings; almshouses and canal locks and bridges are also well represented in the List. The majority of properties which are listed are private dwellings.

10.64 One of the principal aims of listing is to prevent alterations that are detrimental to the special character of the designated asset, including the interior of buildings. Listed Buildings are a finite, non-renewable resource, which in many cases are highly fragile and vulnerable to damage and destruction, as once historic fabric is removed or altered it is lost forever. It is therefore important that they are protected through the planning system. The setting of a listed building is also important and proposals that detract from the setting will be resisted. The Council will not grant consent for the demolition of a listed building other than in the most exceptional circumstances and applicants will need to demonstrate that every effort has been made to keep the building.

10.65 It is a statutory requirement for local planning authorities to have special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged.

10.66 The Council will seek solutions for assets at risk of loss or harm through decay, neglect or other threats. This will be pursued through proactive discussion with owners and a readiness to engage with development proposals with the potential to secure repair and continued maintenance. Where appropriate the Council may resort to the use of its statutory powers, Urgent Works or Repair Notices, to arrest decay of the asset.

10.67 Applications for development or other work affecting a Listed Building will be expected to show why the works are desirable or necessary. The development might be related to the Listed Building and curtilage itself or could be separate but still affect its setting. The applicant should therefore provide a thorough but proportionate assessment of the architectural or historic significance of the Listed Building, its features and setting in accordance with policy SP9. The Statement of Heritage Significance will both inform the design proposals and reach a planning decision. Information should include appropriate floor plans, elevations, sections and details (at an appropriate scale); specifications, providing information on proposed materials and detailing, and (where external work is involved) plans and elevations showing the context of the Listed Building. It should also include research into the evolution of the building as originally built and subsequently altered, with the presumption that where unfortunate/inappropriate changes have occurred, the opportunity will be taken to rectify them, in order to strengthen the building's significance.

10.68 In terms of appropriate uses for historic buildings, the best use is very often that for which they were designed. However, without appropriate uses to fund their long-term maintenance and repair, they can be at considerable risk. Whilst adaptation to a new use can pose a threat, new commercial, residential or other uses that enhance their historic character and significance are encouraged.

10.69 Conversion of non-residential Listed Buildings to residential use can often pose many challenges. For example, where there are large open internal spaces (e.g. in barns and chapels) they would need to be sub-divided to achieve residential use, and this can often destroy the character of the building. However, virtually any conversion of a Listed Building from its original use involves some loss of character. Where conversion is accepted, the types and levels of use of the building itself or its setting will be strictly controlled to minimise any loss of character. Domestication of outside areas with gardens, washing poles and new outbuildings for instance is often wholly inappropriate because it would fail to conserve and enhance the heritage asset and such domestication cannot always be controlled through planning conditions. Where proposals would fail to conserve and enhance the heritage asset an alternative scheme should be sought.

10.70 Some alterations to Listed Buildings are not classed as 'development' and may not require planning permission. However, most works to Listed Buildings, for example internal alterations and minor external works will require Listed Building Consent. Where planning permission is required for works to a Listed Building there is always a requirement to obtain Listed Building Consent as well. In these cases, both should be applied for concurrently. The impact of 'development' on features separately considered under Listed Building Consent can be a reason for refusal of planning permission.

Policy DC 10

Non-designated Heritage Assets

Proposals for development affecting buildings, monuments, sites, places, areas or landscapes identified as being non-designated heritage assets will be determined in accordance with policy SP9. Proposals should satisfy all of the following criteria:

(a) demonstrate a clear understanding of the significance of the asset and/or its setting, alongside an assessment of the potential impact of the proposal on that significance;

(b) be undertaken in a sympathetic manner using high quality design; and

(c) have particular regard to the following characteristics, depending on the type of asset affected:

- its historic character and appearance;
- its scale, proportion, design, historic fabric, detailing and materials;
- ensuring there is no unacceptable level of loss, damage or covering of original features;
- the layout, boundary features and setting of the asset, including key views into, through or out of it;
- ensuring development is appropriate and sympathetic to its setting in terms of height, massing, density, materials and night and day visibility;
- the conservation of both human-made and natural features of architectural, archaeological, artistic and historic interest within it and the requirement to record such features on the Historic Environment Record;
- its biodiversity interest;
- any disturbance which could harm its archaeological potential;
- the integrity of the landscape;
- the cumulative impact of successive small scale changes; and
- the enhancement of existing public access and interpretative opportunities

Supporting Text

10.71 The purpose of this policy is to set out more detailed criteria for development proposals affecting non-designated heritage assets.

10.72 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets or which have not yet been assessed for national designation. Designated assets only make up a small percentage of the nation's heritage; the vast majority of archaeological sites for example are not on the National Heritage List for England. However, non-designated heritage assets make an important regional and local contribution to the character and appearance of the towns, villages and specific areas within the District, and play a key role in reinforcing a sense of local identity and distinctiveness in the historic environment. The value of such assets can be due to their integral archaeological, architectural, artistic or historic interest, their significance as part of a wider group, or their role in the social or economic development of the settlement or area in which they are located.

10.73 The importance of particular sites, landscapes, buildings, structures and monuments to the communities of West Berkshire may be demonstrated by their inclusion on the West Berkshire Local List of Heritage Assets or their identification in Neighbourhood Plans and other area appraisals. However the absence of any particular heritage asset from the Local List does not necessarily mean that it has no heritage value, it may simply be that it is yet to be identified. Whilst the Local List is the most proactive way of identifying non-designated heritage assets, national planning guidance is clear that, when considering development proposals, the Council should establish if any potential heritage asset meets the definition of a non-designated heritage asset at an early stage in the process.

10.74 A wide variety of assets have been identified in the West Berkshire Local List of Heritage Assets with examples including:

- Pangbourne Police Station
- Several C18th/C19th cast iron water pumps located along the A4 Bath Road in Newbury and Thatcham
- Church and Childs Almshouses in Newtown Road, Newbury
- Wooden turnstile at entrance to The Cliffs from Church Street, Kintbury

10.75 The West Berkshire Historic Environment Record (HER) also includes hundreds of entries of heritage interest which are characteristic of the area, many of which might also be candidates for the Local List of Heritage Assets including:

- Historic farmhouses, barns, cartsheds, granaries and stables
- Farm labourers' cottages and gate lodges relating to rural estates
- 19th and early 20th century village schools and parish halls
- Buildings linked to important local industries such as brewing, brickmaking and smithing
- Non-conformist chapels, places of worship associated with other denominations and more modern churches as well as vicarages, manses and lych gates
- 20th century military remains such as pillboxes, gun emplacements, Cold War structures, evidence of peace camps and commemorative monuments
- Structures relating to transport routes such as bridges, guide posts and boundary markers
- The battlefield of the Second Battle of Newbury 1644
- Landscaped parks and gardens around past or present country houses such as those at Chilton, Culverlands, Denford, Elcot, Hungerford, Midgham, Padworth, Sulhamstead House, Welford, West Woodhay, Wokefield, Woolhampton and Woolley.
- Municipal parks and areas of open space such as Victoria Park in Newbury.

Policy DC 11

Registered Parks and Gardens

Proposals for development that could affect designed landscapes identified on the 'Register of Historic Parks and Gardens of Special Historic Interest in England' (Registered Parks and Gardens) will be sensitively designed and clearly demonstrate that great weight has been given to the conservation and significance of the asset and its setting in accordance with policy SP9. Particular regard will be given to all of the following criteria:

(i) its historic character and appearance;

(ii) the integrity of the landscape;

(iii) prevention of the sub-division of the landscape;

(iv) the cumulative impact of successive small scale changes;

(v) the conservation of both human-made and natural features of architectural, archaeological, artistic and historic interest within it and the requirement to record such features and deposit the evidence with the Historic Environment Record;

(vi) its biodiversity interest; and

(vii) the setting, including key views into, through, or out of the park or garden, particularly those which are an integral part of the design.

Depending upon the size of the historic park or garden, its current condition, the level of change proposed, and the complexity of the site, the Council may require an appropriate Conservation Management Plan (CMP). The CMP should provide a comprehensive review of the history and development of the site, its current condition and use and the constraints and opportunities that will influence its management, together with a clear plan to for its holistic management over the longer term.

Supporting Text

10.76 The purpose of this policy is to set out more detailed criteria for development proposals affecting historic designed landscapes that are nationally designated as Registered Parks and Gardens. It recognises the value of these designed landscapes and aims to protect them from development that would be harmful to their character or setting.

10.77 Historic parks and gardens are a fragile and finite resource, and can easily be damaged beyond repair or lost forever. As designed landscapes they differ from other heritage assets because:

- they often cover large areas of land, sometimes in different ownerships;
- their structure is based on a range of both natural and human-made features of historic significance such as lodges and gates, walls, hedges, walks and drives, parkland, ha-has, pleasure grounds, formal and informal planting, woodland and agricultural land, kitchen gardens, water features and garden buildings and ornaments. Some of these features may also be protected in their own right as listed buildings, scheduled monuments or through Tree Preservation Orders;

- they can have high biodiversity value; and
- each park or garden is a reflection of its location and due to natural growth or deliberate alteration, is a dynamic entity that changes over time.

10.78 Applications within or adjoining historic parks and gardens will therefore be expected to protect the special features, historic interest and setting of the designed landscape.

10.79 Historic England compiles a Register of Parks and Gardens of Special Historic Interest in England (National Heritage Act 1983) which forms part of the National Heritage List for England (can link in footnote). The main purpose of the register is to identify historic parks and gardens that are of importance, in the national context, to England's cultural heritage, and to encourage their appreciation, maintenance and enhancement. In 2020 there are currently twelve Registered Parks and Gardens of Special Historic Interest that fall completely within West Berkshire, three at Grade II* and nine at Grade II. There are also two in Wiltshire and Oxfordshire that have elements which cross the county boundaries. Several such as Aldermaston Court and Hamstead Marshall evolved from medieval deer parks; many were created as designed landscapes around country houses, particularly in the 18th and 19thcenturies. Basildon Park and Purley Hall are examples of these. The avenues and compartments of the formal garden around Inkpen House survive; at Shaw House there is a raised garden walk and planting that may date back to the 1600s. West Berkshire's position on the coaching route between London and Bath played a part in the creation of some estates. Benham Park and Sandleford Priory were landscaped by Capability Brown and one garden at Folly Farm was created in the early 20th century by garden designer Gertrude Jekyll.

10.80 Inclusion on the register does not provide statutory protection, nor does it imply any additional powers to control development. However, the historic interest of a park or garden is a material planning consideration when determining planning applications within or adjoining registered parks and gardens. The NPPF makes clear that substantial harm to or loss of grade II Registered Parks and Gardens should be exceptional and for grade II* and grade I Registered Parks and Gardens it should be wholly exceptional.

10.81 There are also historic parks and gardens of more local interest, which, whilst not on the register, are of sufficient quality to warrant their protection when considering development proposals. As non-designated heritage assets these will therefore be considered under policy DC10.

10.82 The policy emphasises that a holistic approach will be taken to understanding the potential impact of development proposals on the setting of Registered Parks and Gardens. Historic designed landscapes have their own qualities and cultural attributes which set them apart from other open or amenity spaces and consideration of their setting is important. Whilst they themselves often provide the setting for a large number of historic buildings, the actual setting of the designed landscapes can often include land, topographic features or structures that extend some distance from the park or garden. Views in and out of designed landscapes were important features particularly in the 17th and 18th century for instance. In many instances there is an overlap with Conservation Areas. Parks often contain archaeological earthworks and cropmarks, either relating to earlier use of the designed landscape, such as mottes and park pales, or as unrelated features that have survived within the uncultivated land. The parks that include historic churches like Wasing and Englefield are also likely to have once contained villages that were shifted during emparkment to outside the boundaries. Donnington Grove encompasses the listed 14th century Donnington Castle and its surrounding scheduled Civil War star fort as well as part of the non-designated battlefield of Newbury 1644.

10.83 The policy makes clear that for some proposals the Council may require a Conservation Management Plan (CMP). CMPs are valuable tools for developing informed long term management strategies for historic designed landscapes which help prevent inappropriate ad hoc changes that may be detrimental to the historic character of the park or garden.

10.84 The Council will consult Historic England on applications for development likely to affect a Grade I or II* Registered Park and Garden. The Gardens Trust (formerly known as The Garden History Society) is the statutory consultee for all applications for planning permission likely to affect any park or garden on the Register; The Berkshire Gardens Trust as the local county organisation will also be consulted.

Policy DC 12

Registered Battlefields

Proposals for development that could affect the Registered Battlefield(s) in Newbury will be sensitively designed and clearly demonstrate that great weight has been given to the conservation and significance of the asset and its setting in accordance with policy SP9. Particular regard will be given to all of the following criteria:

(i) its historic open character and appearance;

(ii) the topographical integrity of the landscape;

(iii) any disturbance which could harm its archaeological potential;

(iv) the prevention of the sub-division of the landscape;

(v) the cumulative impact of successive small scale changes;

(vi) the conservation of both human-made and natural features of archaeological and historic interest within it and the requirement to record such features and deposit the evidence with the Historic Environment Record;

(vii) minimising the impacts from development in its rural setting and along the urban edge of Newbury by ensuring the design is appropriate and sympathetic to its setting in terms of height, massing, density, materials and night and day visibility;

(viii) the provision of new landscape planting where appropriate to maintain and enhance the level of screening/filtering of built development especially on the urban edge of Newbury from views within and surrounding the Registered Battlefield; and

(ix) the enhancement of existing public access and interpretative opportunities.

Proposals for development in previously undisturbed areas within the Registered Battlefield and its setting should be subject to appropriate archaeological assessment.

Supporting Text

10.85 The purpose of this policy is to set out more detailed criteria for development proposals affecting Registered Battlefields.

10.86 Since 1995 Historic England has compiled a Register of Historic Battlefields, designated because of their special historic interest; they are designated heritage assets of the highest significance. Inclusion on the Register does not provide statutory protection, however, the historic and archaeological interest of a battlefield is a material planning consideration when determining planning applications within or adjoining Registered Battlefields. Furthermore the National Planning Policy Framework makes it clear that substantial harm to or loss to Registered Battlefields should be wholly exceptional.

10.87 To be included on the Register, sites must be securely established and still recognisable today. In 2020 there is one Registered Battlefield in West Berkshire, the First Battle of Newbury in 1643. It is a unique heritage asset in West Berkshire. It has been affected by past development and it is reasonable to expect that these development pressures will continue due to its close proximity to the built edge of Newbury and the significant amount of potential development land in its setting.

10.88 The First Battle of Newbury is important because it represented probably the best chance Charles I ever had of winning the Civil War. The battle was fought south of the River Kennet over terrain which rises gradually to a narrow plateau a mile long before falling away again towards the River Enborne. The battlefield area boundary defines the outer reasonable limit of the battle and has been drawn so that it is easily appreciated on the ground. Despite the removal of boundaries of many small fields on land to the north of the battlefield area, there is still topographic integrity to Newbury 1643, which allows the landscape context to be understood. The site also forms valuable open space to the west of Newbury.

10.89 Newbury was also the site of a second Civil War conflict in 1644, to the north of the town, the Second Battle of Newbury. This was also a significant engagement where Parliamentarian failure to triumph led to the creation of the New Model Army. Much more of this battlefield has been urbanised and is not a designated heritage asset. It is however listed in the Appendix of the Register of Historic Battlefields and it still contains areas of open space that allow for a degree of understanding of the battle's terrain. As a non-designated heritage asset the site of the Second Battle of Newbury will therefore be considered under policy DC10.

10.90 Newbury is unique in being the location of two Civil War battles, and for both sites there is the potential for interpretation and presentation. Furthermore, the archaeological potential of both battlefields has not been fully explored. The application of methodical survey techniques executed to professional standards offers the potential for major advances in the understanding of battle sites. It is likely however that past episodes of unsystematic and poorly recorded metal-detecting may have removed some evidence over the areas of conflict at Newbury. The creation of local Finds Liaison Officers under the Portable Antiquities Scheme has done much to improve the reporting of archaeological discoveries, and opportunities should be taken to advance understanding of the battles in a sustainable way. Despite the armies' losses, there are very few known contemporary graves.

10.91 The Council will consult Historic England on applications for development likely to affect a Registered Battlefield. Consideration will also be given to consulting the Battlefields Trust.

Assets of Archaeological Importance

Policy DC 13

Assets of Archaeological Importance

Proposals for development affecting heritage assets of archaeological interest and their settings will be determined in accordance with policy SP9 and will be expected to clearly demonstrate:

a. why the proposed development and related works are desirable or necessary; and
b. how the significance of the assets will be preserved

Development may not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact on the nature, extent and significance of the assets. For known assets of archaeological interest, or on land where there is archaeological potential, an appropriate archaeological desk-based assessment will be required which should allow informed decisions to be made about options for mitigating or offsetting that impact.

Where appropriate, pre-determination field evaluation may be necessary as a further stage. This is a limited programme of fieldwork to determine the presence or absence of archaeological features, artefacts or ecofacts and their research potential, and to define their character, extent, quality and preservation to enable assessment of significance.

Archaeological evaluation may include:

- Non-destructive methods such as geophysical survey, earthwork survey, building survey;
- Intrusive methods of varying destructive potential such as augering, test pits, trial trenches and fieldwalking;
- In the case of buildings, physical intervention such as the removal of modern materials to reveal older fabric.

Planning permission will be granted where the proposal accords with other relevant policies and includes:

- provision to preserve the archaeological remains in situ, by sensitive layout and design. This is the preferred outcome for archaeological assets of the highest significance (Scheduled Monuments and those non-designated assets of equivalent significance); and/or
- provision for the investigation and recording of any archaeological remains that cannot or are not required to be preserved, including at least the deposition of evidence with the West Berkshire Historic Environment Record and any archaeological archive with the appropriate depository, in accordance with a detailed Written Scheme of Investigation approved before the start of development.

Supporting Text

10.92 The purpose of this policy is to set out more detailed criteria for development proposals affecting Assets of Archaeological Interest.

10.93 There will be archaeological interest in a heritage asset, whether it is a building, monument, site, place, area of landscape, if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

10.94 The survival into the present day of any given archaeological material depends on many factors. Below ground conditions are not always conducive to site formation, and natural processes or later human activity can erode or destroy archaeological evidence whether buried or upstanding. Heritage assets of archaeological interest can therefore be fragile and fragmentary. They form a finite resource which is irreplaceable.

10.95 The potential knowledge which may be unlocked by investigation of archaeological assets may be harmed even by minor disturbance, because the context in which evidence is found is crucial to furthering understanding. It is therefore generally desirable for archaeological assets to be preserved in situ.

10.96 Archaeological sites, monuments and buildings vary in type, scale and character as well as state of preservation, and they may be of national, regional or local significance and designated or non-designated. Only a very small percentage of archaeological sites are designated in any way, and many await discovery.

10.97 The Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for archaeological monuments of national interest, including the maintaining of a Schedule of Monuments. The NPPF makes it clear that Scheduled Monuments are heritage assets of the highest significance and that substantial harm to or loss of them should be wholly exceptional. However, scheduling is discretionary, and non-designated heritage assets of archaeological interest may be demonstrably of equivalent significance to Scheduled Monuments, either because they have yet to be formally assessed, or because discretion has been exercised not to designate them. A third category of nationally important archaeological assets is those types of site which are not eligible for scheduling because their physical nature falls outside the scope of the Ancient Monuments and Archaeological Areas Act 1979. These non-designated heritage assets of archaeological interest of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

10.98 Prior written permission for works to a Scheduled Monument is required and undertaking works without consent is a criminal offence. Scheduled Monument Consent is administered by Historic England. An application for planning permission may also be necessary for work affecting a Scheduled Monument which constitutes ‘development’, and there is a requirement to consult Historic England for development likely to affect the site of a Scheduled Monument.

10.99 Where the partial or total loss of an archaeological asset is to be permitted due to public benefit, developers will be required to commission recording to offset this loss, generally through a programme of archaeological work or building recording, specified through an approved Written Scheme of Investigation. Archaeological excavation is controlled intrusive fieldwork which examines, records and interprets archaeological features, structures and deposits; artefacts are retrieved and environmental samples are collected where appropriate. As the archaeological site is removed through the process, it is essential that important evidence is not thoughtlessly destroyed. Those carrying out the work should seek to answer questions within a current research framework and to advance understanding. The records made and objects gathered form the archaeological archive should be

studied in order to compile a report, and this evidence should be made publicly accessible. The explicit purpose of development-led archaeological work therefore is to make useful contributions to knowledge, for public benefit.

10 Development Control Policies: Our environment and surroundings

Policy DC 14

Trees, woodland and hedgerows

West Berkshire District's trees, woodland and hedgerows are valued visual and ecological assets in our towns, villages and countryside, adding local character and distinctiveness to the landscape, streets, parks, gardens and other open spaces. The policy encourages new planting and protects trees, woodland and hedgerows because of their habitat value, important role in the mitigation and adaptation to climate change and the contribution to the amenity of a particular locality.

Development proposals will demonstrate that opportunities have been considered for the restoration, enhancement or planting of trees, woodland and hedgerows and where identified that they have been incorporated into the design and layout. The planting of native species will be favoured. Any invasive species on site will be removed.

Development resulting in the loss or deterioration of ancient woodland or veteran trees which are irreplaceable will be refused unless it accords with the exceptional reasons identified within the National Planning Policy Framework. If exceptional reasons are justified a suitable compensation including its delivery and ongoing upkeep will need to be secured.

Development proposals which could potentially result in the loss of ancient wood pasture; or trees, woodlands and hedgerows located within historic parks and gardens will be considered in accordance with policy DC12, for those within Registered Parks and Gardens, or policy DC11 for those forming part of non-designated heritage assets.

The removal of other protected trees, groups of trees woodland or important hedgerows will only be permitted in exceptional circumstances and in accordance with the relevant legislation, policy and good practice recommendations. Where protected trees are subject to felling, a replacement of an appropriate number, species and size in an appropriate location will be required.

Loss or damage of non-protected trees, woodland or hedgerows should be avoided, and if demonstrated as being unavoidable, appropriate replacement or compensation including aftercare will be required.

Development proposals will provide protection for retained trees, woodland and hedgerows in advance of any work on site.

Sufficient space within developments will be reserved for the planting and sustainable growth of large trees individually, in groups or lines in order to maintain and improve tree canopy cover in the built environment, and in the District as a whole.

Supporting text

10.100 The purpose of this Policy is to ensure the management, including conservation and enhancement, of existing trees, woodland and hedgerows, and to ensure that opportunities for restoration and new planting are realised. This policy does not prevent the appropriate management of trees, woodlands and hedgerow or removal of trees and hedges that are not in character with their locality.

10.101 Trees, woodland and hedgerows have an inherent biodiversity value and can help integrate new development into the landscape, its character, and environment. They are important components of the historic environment as planted or managed flora, and often historically important as indications of past land use and ownerships. They assist in mitigating for the effects of climate change, increase the tree canopy cover in the district and make the public areas within a development more attractive, enjoyable and healthy places to be.

10.102 Structural landscaping is encouraged in publicly managed areas to ensure their long term retention and continued contribution to any overall vision of the development. Individual trees, groups and lines of trees and woodlands important to the character of Conservation Areas, to their setting and to the approaches to Conservation Areas should be retained and appropriately managed.

10.103 Protected trees includes trees protected by a Tree Preservation Order or located within a Conservation Area and includes those hedgerows meeting the criteria of “important hedgerow” in the Hedgerow Regulations.

10.104 Ancient woodland and veteran trees are identified as irreplaceable in the National Planning Policy Framework. Ancient woodland is the most extensive habitat remaining in West Berkshire. It also has a high archaeological value as a type of land use as it often contains much older features such as prehistoric field systems and barrows and also evidence of management such as sawpits and charcoal burning. Ancient semi-natural woodland currently covers 2894 hectares. There are a further 1164 hectares of plantation on ancient woodland sites which could potentially be restored. Ancient woodlands and veteran trees once lost cannot be recreated, their unique character, high archaeological value and valuable biodiversity resource will be safeguarded and not allowed to be lost or lose condition. Development should buffer any ancient woodland and veteran trees it affects by providing sufficient space to afford surrounding protection and allow for future growth and expansion where possible.

10.105 Within the district there are historic ancient wood pastures and historic parkland, both of which are also irreplaceable habitats. These form important elements of West Berkshire’s heritage and it is essential their significance is taken into account in development proposals.

10.106 The Council needs to better understand what proportion of the district has canopy cover and the extent of the functions this canopy cover provides. In order to gain this understanding we will undertake a canopy cover assessment for the whole district. The assessment will provide the basis for setting targets for canopy cover within the district, and enhance those policies that support our economy, promote a healthy community, and deliver quality built environments, as well as helping the district meet the challenges of climate change and flooding.

11 Development Control Policies: Delivering Housing

Policy DC 15

Entry level exception schemes

Entry-level exception sites, suitable for first-time buyers (or those looking to rent their first home) which offer one or more types of affordable housing, will be supported adjacent to existing settlements with a settlement boundary in the spatial areas of Newbury/Thatcham and the Eastern Area subject to satisfying all of the following ccriteria :

- The site is no larger than one hectare and does not exceed 5% of the size of the existing settlement;
- Development does not compromise the natural beauty or specific qualities of the AONB or other assets of particular importance[35]
- Development does not include any element of enabling market housing;
- Dwellings delivered will be subject to restrictions that limit occupation to those in affordable housing need, with those in a designated rural area [36] subject to additional restrictions that afford priority to households with a local connection;
- To ensure that dwellings remain affordable for future occupants, Permitted Development rights applicable to the extension of the property will normally be removed; and
- The mix of dwellings provided reflects the local housing needs of first-time buyers and/or renters, subject to consideration of site character, context and development viability.

Supporting Text

11.1 The NPPF (paragraph 71) includes a provision to support the delivery of affordable housing through a requirement for local planning authorities to support the development of entry-level exception sites, suitable for first time buyers (or those looking to rent their first home) unless the need for such homes is already being addressed within the local planning authority's area. Evidence identifies a high level of need for affordable housing, and development viability constrains the level of delivery that can be achieved through development sites. The Council does not, therefore, consider that there is justification for constraining support for entry-level exception sites on the basis that the need for such homes will already be met in the District.

11.2 The NPPF is clear that entry-level exception sites should not be permitted in Areas of Outstanding Natural Beauty. Policy DC16 sets out the policy for exception sites in rural areas.

35 As defined by the NPPF footnote 6
36 The North Wessex Downs AONB and areas designated as 'rural' under Section 157 of the Housing Act 1985

Policy DC 16

Rural Exception Housing

Small scale rural exception housing schemes will be permitted adjacent to rural settlements to meet a local housing need. Such schemes will respond to a need identified through a local needs survey for a parish or group of parishes. The affordable housing within the scheme must remain affordable in perpetuity.

Schemes will take into account their potential impact on the local character, their relationship with the existing settlement, the wider landscape and whether more sustainable alternatives are available locally.

Within the AONB and its setting, the overriding consideration will be the impact arising from the new development on its setting and special qualities and natural beauty of the landscape.

It is expected that rural exception housing schemes will deliver 100% affordable housing. In some cases, a proportion of market housing may be acceptable where this enables the closing of a funding gap for the delivery of the affordable housing within the scheme. The market homes should be integrated with the affordable homes to form a single scheme. Where market housing is being used to financially support a rural exception housing scheme, the following detailed evidence is required:

(i) a financial appraisal demonstrating the viability of the scheme and the financial relationship between open market and affordable housing; and

(ii) the measures being taken to ensure the use of the affordable housing is to meet local needs in perpetuity; and

(iii) the relationship of open market housing to meeting local need, in terms of location, design, visual character, and type of accommodation.

Supporting Text

11.3 The rural exception housing policy relates to the provision of small scale sites to meet an identified local housing need associated with rural communities. There has to be a very strong case for allowing such development anywhere in the rural area, both inside and outside the AONB. The provision for other types of affordable housing is focused in the main urban areas alongside general housing development. Rural exception housing will not, therefore, be permitted in the countryside adjacent to urban areas.

11.4 Rural exception housing is allowed for within the terms of the NPPF as an exception to policy. The schemes are intended to be small in scale and meet an identified need established in a parish housing needs study for affordable housing for a settlement or parish (or group of villages) to which the proposal relates. Local need is restricted to meeting the needs of households that have a connection with the area in accordance with the Council's Housing Allocations Policy and are unable to access housing without publicly funded financial assistance.

11.5 The Council encourages Parish Councils to have an up-to-date Housing Needs Survey. Rural exception housing is subject to all the normal planning considerations. In addition, schemes should be well related to the existing settlement and care should be taken to ensure they do not result in

isolated development in the countryside because of the impact on the landscape character of the area and access for occupants to public transport, education and other essential facilities including for example, access to foul drainage infrastructure.

Supporting Evidence - Local Housing Needs Survey

11.6 Housing being brought forward on the basis of overriding local need must be accompanied by a statement setting out the evidence both of the need and to justify a particular location. The evidence must be sufficient to demonstrate that a genuine need exists, how the proposed development intends to meet that need and that all suitable alternative sites in the same locality have been considered that might have less impact and/or be more sustainable. The development must be designed and developed as a comprehensive scheme.

11.7 National planning guidance states that a rural exception site may include an element of open market housing to help with funding the scheme. However, this must be clearly justified. If a rural exception scheme requires an element of market housing, there is a presumption that the development will have the least amount of open market housing required to help finance the scheme. The number of market houses will depend on the individual circumstances and be assessed on a site by site basis. If open market housing dominates the housing mix, then the scheme no longer qualifies as rural exception housing and will be contrary to policy. The proportion of market houses should be small in relation to the overall number of housing units proposed on the rural exception site. The Council will require open book accounting as part of any approval.

11.8 Community-led organisations may be suitable as a means of delivering affordable housing on rural exception sites.

Supporting Evidence – Viability

11.9 The Council will require a detailed submission setting out why any open market housing element is necessary, how the scale of market housing proposed supports the funding of the rural exception housing and why alternative funding mechanisms have not been used, including Parish receipts from Community Infrastructure Levy (CIL) payments. The overriding consideration is the exceptional need for local affordable housing and it must be shown that the scheme provides housing for local households in perpetuity.

Policy DC 17

Self and custom build

The Council is supportive in principle of schemes which will provide a diverse mix of housing and cater for new and emerging housing models and innovative products, including self-build and custom-build products.

Applications for self- and custom-build developments will demonstrate high-quality design and be sensitive to the characteristics of the local area.

Where appropriate, the council will work with developers, registered providers, landowners and relevant individuals or groups to address identified local requirements for self and custom-build homes as identified in the West Berkshire self and custom-build register.

Supporting text

11.10 The NPPF states that the type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies with due regard for people wishing to commission or build their own homes. Self and custom housebuilding is a key element of the Government's agenda to increase supply of new housing and legislation has been introduced to support this initiative including:

- The Self-build and Custom Housebuilding Act (March 2015)
- The Self-build and Custom Housebuilding (Register) Regulations 2016 (Commenced 1st April 2016)
- Housing and Planning Act 2016
- West Berkshire's self-build register

11.11 Local planning authorities should therefore plan for the need of different groups including self and custom build homes. West Berkshire Council maintains a register of individuals and associations of individuals who have expressed an interest in self- and custom-build homes.

11.12 To support self-build and custom-build housing, the Council will work with partners to establish how serviced plots may be effectively provided to meet the demand. In particular, proposals for large scale major residential development will be encouraged to provide plots for sale for self and custom-build housing serviced with access to water, waste, electricity and telecoms/ broadband. There is no requirement for plots to be made available at below market value but they should be reasonably priced reflecting prevailing market values for such plots. Reference should also be had to advice from the National Custom and Self Build Association and developing best practice.

11 Development Control Policies: Delivering Housing

Policy DC 18

Specialised housing

There is a presumption in favour of new housing designed to meet the needs of those with identified support or care needs where:

a) Housing meets a proven locally identified need for the specific housing product being proposed; and

b) The location is appropriate, in terms of accessibility of facilities, services and public transport.

Planning permission for extensions or alterations to existing specialised housing will be permitted where:

c) The activities and/or operations associated with the development do not cause unacceptable harm to the amenity of neighbours, through increased noise and disturbance or obtrusive light; and

d) Due regard is given to the design of the development, taking into account the needs of the end users, particularly with regard to on site accessible outdoor spaces and provision of a satisfactory outlook for all residents.

Proposals for new specialised housing or extensions to existing accommodation, should demonstrate appropriate and evidence-based provision for:

- On-site car and cycle parading; and
- Storage for mobility scooters and/or wheelchairs

Supporting text

11.13 The NPPF indicates that local planning authorities should plan for the needs of different groups in the community including older people and disabled people. There is no single model of housing that is right for everybody. Although many people will live in conventional housing all their lives, specialist accommodation will be required for some to enable access to some form of support or care. This policy sets out how the council will consider the provision of new specialised housing and extensions to existing accommodation for those with support or care needs.

11.14 Housing for the elderly and people with disabilities can be provided through adapted market housing, assisted living housing or extra care housing. Extra care housing allows independent living but offers a higher level of support than sheltered housing, with care workers available on site up to 24 hours a day but may not offer as much care as a care home or nursing home where residents have their own rooms but not their own front door. Care homes offer accommodation with personal care and nursing homes also provide around-the-clock care on site from qualified nurses. These types of housing provision all have specialised products which sit within them, with products often spanning more than one category; for example, they may also provide dementia care and/or care for those with learning or physical disabilities.

11.15 For the purposes of this policy, specialist housing will meet an identified local need where it is regulated for both care and accommodation purposes. Development which provides unregulated on-site care and support, such as sheltered housing, will be considered in the same way as conventional housing. In terms of the latter, these typically comprise owner-occupied retirement living products. Pre-application advice should be sought if clarification is needed to whether a development is likely to constitute a specialist care housing provision.

11.16 The delivery of specialist care housing is supported by identifying development sites within a plan which are particularly suitable for such housing provision. In assessing the need for extra care, the Council will have regard to the proposed level of extra care when compared with existing provision within the locality of the development.

11.17 All specialist housing provision within the built-up area should meet an identified unmet need in the local area proposed for development and the location must be appropriate having regard to access to facilities, services and public transport.

11.18 Outdoor spaces must be accessible for all users of the development. Residents should be able to enjoy a reasonable outlook from their individual rooms.

11.19 Assisted living and extra care housing can have specific impacts from noise from centralised kitchen facilities, mechanical and electrical systems and higher levels of outdoor lighting. Where development is proposed for new extra care dwellings, extensions or re-development of existing facilities, planning applications must be accompanied by robust and appropriate evidence of how the proposals may affect neighbouring occupiers. This will enable the Council to assess whether there is a likely to be a likely negative effect as a result of the development in line with any amenity and pollution policies.

11.20 Housing for older people may be proposed in the form of enhanced accessible and adaptable dwellings across market and affordable tenures in conventional housing developments. This will provide the opportunity for older people to live in their own homes for longer, by providing the necessary flexibility needed to adapt their homes and/or for extra care to be provided in their own home.

11 Development Control Policies: Delivering Housing

Policy DC 19

Gypsies, travellers and travelling showpeople

The Council will meet the identified need for Gypsies, Travellers and Travelling Showpeople by allocating land for plots and/or pitches as set out in policies RSA32 and RSA33. The Council will seek compatibility of use with that of the surrounding land use and promote the integrated co-existence between the site and the settled community, including adequate levels of privacy and residential amenity both within the site and with neighbouring occupiers.

For the purpose of considering planning applications relating to allocated sites and any other sites that are not identified in the Local Plan Review, all of the following criteria will be taken into account:

- The site is located in, or relates well to, an existing nearby settlement and is not isolated in the countryside by reason of distance or other barriers;
- The site is previously developed land;
- In more rural areas the proposal is of a scale that does not dominate existing nearby settlements whether singly or cumulatively with any other sites in the area;
- Proposals for sites of mixed-use residential and business use will only be considered if appropriate to the locality and where the proposed use will not result in an unacceptable loss of amenity;
- Provide a design, layout and siting plan for the development;
- Safe and easy vehicular movement is possible on the site with appropriate turning space and off site access to major roads;
- Any negative impact of the development on the local road network as identified by a site specific Transport Assessment or Transport Statement and appropriately mitigated;
- The site has easy access to local services including public transport, shops, schools and health services;
- Measures to improve accessibility by, and encourage use of, non-car transport modes including internal walking routes linked to any existing Public Rights of Way network are provided. These measures should be set out in a Travel Plan for the site;
- Development avoids areas of high flood risk and if required provide a Flood Risk Assessment, in accordance with Policy SP6:
- In advance of development adequate and appropriate infrastructure is provided for the supply of electricity and water, facilities for drainage and waste disposal and, for parking, storage, play and residential amenity;
- It is demonstrated that surface water will be managed in a sustainable manner through the implementation of Sustainable Urban Drainage Methods (SuDS), in accordance with Policy SP6;

- Development will not materially harm the physical and visual character of the area in accordance with Policy SP8 with respect to landscape character and Policy SP2 affecting the North Wessex Downs AONB. A Landscape Visual Impact Assessment will inform the development design and layout of the site and requirements for green Infrastructure and include appropriate landscaping proposals, retaining and incorporating key elements of landscape character into the site design;

- Development will not have an adverse effect on protected wildlife habitats and species and will be in accordance with Policy SP11;

- Applicants will provide an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate mitigation to offset impact on key species and habitats through appropriate buffering, on-site mitigation and off-site compensation measures; and

- Development will not harm the value of any heritage assets and their setting and proposals will be in accordance with Policy SP9.

Proposals for Travelling Showperson sites will be required to satisfy the above criteria and additionally demonstrate that the site is appropriately designed to accommodate the storage and maintenance of show equipment and associated vehicles.

This policy supplements the detailed provisions for each of the sites set out in policies RSA32 and RSA33.

Supporting Text

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

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

11.23 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.

11.24 The West Berkshire District Gypsy and Traveller Accommodation Assessment 2019 (GTAA) evidences the need for 20 Gypsy and Traveller pitches between 2018/19 and 2022/23 under the cultural definition and 18 pitches under the Planning Policy for Travellers Sites (PPTS) 2015 definition of Gypsy and Traveller. For the period 2023/24 to 2035/36, the GTAA has identified a cultural need for 31 pitches and a PPTS need for 30 pitches. The overall plan period need 2018/19 to 2035/36 is 51 (cultural) and 48 (PPTS).

11 Development Control Policies: Delivering Housing

11.25 The following table sets out the need. For clarity the cultural and the PPTS need figures are two different representations of need, based on the PPTS definition of 'Gypsies and Travellers', and cultural need, which is defined as those Gypsy and Travellers and Travelling Showpeople who do not travel and identify themselves as part of the traveller and travelling showpeople community.

Table 5 Gypsy and Traveller Accommodation Assessment Identified Need 2018/19 - 2035/36 (cultural need/ PPTS need)

	2018/19-2022/23	2023/24-2027/28	2027/28-2032/33	2033/34-2035/36	Total
Gypsy and Traveller permanent pitches (cultural need)	20	9	14	8	51
Gypsy and Traveller permanent pitches (PPTS need)	18	9	13	8	48
Travelling Showpeople plots	20	4			24

11.26 There is an existing private site at New Stocks Farm, Paices Hill, Aldermaston. There are 24 permanent pitches, with 15 transit sites. Policy RSA32 seeks to allocate 8 permanent pitches at Paices Hill, which uses the land used as transit sites.

11.27 There is an existing Council operated site at Four Houses Corner, Reading Road, Ufton Nervet. The GTAA identifies that there are 7 pitches which are occupied. The site originally had 16 pitches, and is planned for refurbishment/redevelopment. There is therefore no intention to allocate further pitches.

11.28 There are other authorised small private traveller sites in the District.

11.29 There is currently one Showperson's Yard in the district which is located at Long Copse Farm. The 2019 GTAA concludes there is no additional need for Travelling Showperson yards and any need that does arise can be addressed on the Long Copse yard.

11.30 In terms of future supply the GTAA's recommendation is to count the high turnover at Paices Hill, and factor this in to the supply. Thus the overall pitch shortfall would reduce to:

- Over the 5 years 2018/19 to 2022/23 12 cultural and 10 PPTS;
- Over the plan period 2018/19 to 2035/36 22 cultural and 19 PPTS.

Policy DC 20

Retention of mobile home parks

Proposals that would result in the loss of a park home site either in part or full (as shown on the Policies Map), will not permitted unless it will provide 100% affordable housing which will meet locally identified needs.

Supporting Text:

11.31 The NPPF recognises that a range of size, type and tenure of housing is needed for different groups of people in the community.

11.32 There are a number of park home sites across the District which perform an important role in terms of providing low cost home ownership accommodation. As a result, there is a need to safeguard the loss of these sites from redevelopment to alternative uses which would not meet a locally identified housing need.

Policy DC 21

Residential use of space above shops and offices

There is a presumption in favour of proposals related to the space above shop units that provide a net increase in housing.

Supporting Text

11.33 The council is committed to providing a full range of housing types, to meet the diverse need of the district. Town centres in particular offer an opportunity for new housing, taking advantage of access to shops and services and, in many cases, increased public transport provision. This could take many forms. The most common is likely to be the conversion of first floors and above of retail units which are currently used for storage or office space. However this could also take the form of vertical extensions to retail units.

11.34 For the avoidance of doubt, in the context of this policy, the term retail units should be taken to mean any unit in an identified town centre. It should also be taken to refer to any unit in a town centre use outside of an identified town centre, such as standalone small shops in residential area.

11.35 Space above and linked to shops can already be converted to new homes under permitted development. However a planning application would be required for any units other than shops and financial or professional services or to convert office space to new housing.

11.36 The Council's starting point will be for all new homes, including subdivisions and upper floor conversions of retail units, to meet the appropriate space standards, unless it can be shown that the standards are not practicable in the face of other material considerations and policy requirements. For example, an exception may be made where works needed to achieve the standards would adversely affect the significance of a heritage asset or would require unachievable changes to the building being converted.

11 Development Control Policies: Delivering Housing

Policy DC 22

Housing Related to Rural Workers

New dwellings in the countryside related to, and located at or near, a rural enterprise will be permitted where all of the relevant following criteria are satisfied:

(i) It is proven as essential to the continuing use of land and buildings for agriculture, forestry or a rural enterprise;

(ii) Detailed evidence is submitted showing the relationship between the proposed housing and the existing or proposed rural enterprise and demonstrating why the housing is required for a full time worker in that location;

(iii) It is demonstrated that there are no suitable alternative dwellings available or that could be made available in that location to meet the need. This includes those being used as tourist or temporary accommodation or existing buildings suitable for residential conversion;

(iv) It is shown why the housing need cannot be met by existing or proposed provision within existing settlement boundaries;

(v) The financial viability of the business is demonstrated to justify temporary or permanent accommodation;

(vi) The size, location and nature of the proposed dwelling is commensurate with the needs of the enterprise; and well related to existing farm buildings or associated dwellings;

(vii)The development has no adverse impact on the rural character and heritage assets of the area and its setting within the wider landscape. Where it affects the AONB the impact on its special qualities and natural beauty of the landscape will be the overriding consideration; and

(viii) No dwelling serving or associated with the rural enterprise has been either sold or converted from a residential use or otherwise separated from the holding within the last 10 years. The act of severance may override the evidence of need.

Where a new dwelling is essential to support a new rural enterprise, temporary accommodation will normally be sought for the first 3 years. Any permission will be subject to a condition restricting the use of the property to persons employed within the rural enterprise.

Agricultural occupancy conditions will be retained unless demonstrated through robust evidence that there is no current or possible renewed need for the foreseeable future, that appropriate marketing has been undertaken and that it cannot meet an existing local housing need.

Supporting Text

11.37 The rural economy plays an important role in the District, in providing employment and in managing the rural landscape. The Council encourages viable agricultural, forestry and other rural enterprises that support the delivery of a wide range of public benefits and sees them as essential to the maintenance of a thriving rural economy.

11.38 There are a number of existing educational and institutional establishments within the rural area of West Berkshire. This policy will be applied for new housing associated with these uses (e.g. staff accommodation). In doing so, the Council recognises that not all of the criteria set out in the policy may be relevant. In such instances it is acknowledged that buildings currently being used for tourist or temporary accommodation are unlikely to be appropriate when seeking the availability of suitable alternative dwellings in that location. The Council is also unlikely to ask for proof of financial viability. The Council will, however, normally require applicants for such development to enter into a legal agreement to ensure that it remains ancillary to the main use of the site and to ensure that staff accommodation is not sold off separately to be followed by applications for further housing or residential accommodation. For all other proposals related to educational and institutional establishments policy DC32 will be applicable.

11.39 The Council's preference is for rural workers' accommodation to be located in nearby towns or villages or in existing properties near to their place of work, which would avoid the need for new dwellings in the countryside. The Council accepts however, that there may be cases where the nature and demands of the worker's role require them to live at or very close to the work place. Such instances will be judged on the needs of the workplace and not the personal preferences of the specific individuals.

11.40 Where new businesses are being set up, there is a need for the financial viability of the business to be demonstrated before a permanent dwelling is considered. A period of three years allows time for a business to establish and justify the development of a permanent dwelling to meet an essential need. A temporary dwelling to meet an essential need can be sought in this initial period which will usually be restricted via a condition.

11.41 The District is known for its links with the equestrian and racehorse industry, with Newbury Racecourse located on the edge of Newbury. The racehorse breeding and training industry is a particularly important part of the local rural economy, with the Lambourn area a nationally important location. This type of development is covered in policy DC34. The Council wishes to retain and support the expansion of this industry and its related specialist breeding and veterinary facilities and in accordance with policy DC34 will support the provision of new residential accommodation where it is shown to be essential.

11.42 Where new stabling or breeding facilities are proposed, together with residential accommodation, financial viability will need to be demonstrated together with supporting evidence to show the new facility has sufficient need to require a worker to be permanently living on the site in the long term. It should be noted that a restricted occupancy condition may be applied.

11.43 Many people work in rural areas in offices, workshops, garages and garden centres but it is unlikely that they will have an essential need to live permanently at or near their place of work. Being employed in a rural location is not sufficient to qualify as a rural worker with an essential housing need.

11.44 The Council is mindful of the impact that proposed rural workers dwellings can have on the landscape and the potential impacts on biodiversity, particularly where the provision of housing involves the conversion of an existing building. The requirements within policies SP8 and SP11 will therefore apply.

11.45 Suitable alternative buildings that should be considered before creating a new dwelling unit, are existing vacant residential buildings or buildings suitable for conversion to residential use.

11.46 The creation of new curtilages associated with new dwellings and their boundary treatment can also impact on the rural character of the area. Details will be required of the way the boundaries are to be established.

11.47 Where an agricultural occupancy condition has been applied this will not be relaxed unless it is clear that there is no longer a continuing need for the accommodation in the local area by the persons employed or last employed in the agricultural sector. Proposals for the removal of existing conditions will need to be supported by robust evidence. To establish the current market interest in a particular property it should be widely marketed, through advertisements in the local press, internet and other publications including at least one agricultural publication, on terms reflecting its occupancy condition. This should normally be for at least 12 months or an appropriate period as agreed with the Council. After this time, if no interest in occupation has been indicated then the accommodation should be made available as an affordable dwelling. Only if it can be robustly demonstrated that such use would be unviable, unsuitable or unnecessary at the location, will release on to the open market be deemed acceptable.

Policy DC 23

Conversion and/or re-use of Existing Redundant and Disused Buildings in the Countryside to Residential Use

The conversion and/or re-use of existing redundant and disused buildings to residential use will be permitted providing that all of the following criteria are satisfied:

(i) the proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration;

(ii) the applicant can prove the building is genuinely redundant or disused;

(iii) any internal and external changes do not harm the significance of a heritage asset;

(iv) the proposal respects and retains the character, fabric and distinctive features of the building and uses matching materials where those materials are an essential part of the character of the building and locality;

(v) the site and location is suitable for residential use and gives a satisfactory level of amenity for occupants;

(vi) it has no adverse impact on rural character;

(vii) the creation of the residential curtilage would not be visually intrusive, have a harmful effect on the rural character of the site, or its setting in the wider landscape; and

(viii) the impact on any protected species is assessed and measures proposed to mitigate such impacts.

There will be a presumption against permission being granted for replacement building(s) pursuant to a change to a residential use established under this policy.

Supporting Text

11.48 This policy applies to all existing buildings that are structurally sound including for example traditional farmsteads or buildings, stables, community and educational facilities. However, it cannot be presumed that simply by being redundant or disused, that a building can be converted to residential use. Not all buildings will be suitable for conversion and or re-use, due to their unsuitable location, condition or appearance. It may be a relatively modern agricultural building or an inappropriate scale or material to be re-used for a dwelling. Neither is the policy intended to encourage the retention of buildings that currently have adverse visual/landscape impact such as large agricultural sheds.

11.49 There is a difference between a building of sound construction that has until recently been used and a derelict or semi-derelict structure that is now of sound construction, such as a temporary farm building or domestic outbuilding. The policy only allows for the conversion and adaption of sound permanent structures not the redevelopment of derelict buildings, which would be classed as new residential development in the countryside and assessed against policy DC1.

11 Development Control Policies: Delivering Housing

11.50 The successful conversion or re-use of existing buildings in the countryside depends on having a clear understanding of their significance, their setting in the wider landscape and their sensitivity to and capacity for change.

11.51 Historic farm buildings for instance are found scattered throughout West Berkshire. They provide a strong sense of time-depth and contribute positively to the distinctive character of the District and so it is essential that both their integrity and settings are conserved and enhanced. They also represent a historical investment in materials and energy that can be sustained through conversion and careful re-use.

11.52 In determining whether a building is genuinely redundant or disused, it is important that the original use of the building for that purpose no longer exists. The nature of the use, when it ceased and the reason why it ceased will be carefully considered by the Council. An empty or part empty, building is not an unequivocal sign of redundancy, a bigger picture has to be considered. It will be necessary for applications to clearly demonstrate why the building is no longer needed and that significant efforts to re-use it have both tried and failed.

11.53 If the building is performing an essential function and the conversion will lead to a request that a replacement building be provided elsewhere, now or within the foreseeable future, then the conversion will not be covered by this policy. Planning permission will be refused for any subsequent planning application for a replacement building to be provided elsewhere, unless it can be clearly shown that it performs a different function to that of the use lost under this policy.

11.54 Domestic outbuildings in gardens, built for specific uses ancillary or incidental to existing residences, are rarely likely to become permanently redundant and their conversion will seldom lead to an enhancement of the setting of the main dwelling.

11.55 In order to determine whether a building is of permanent and substantial construction and suitable for and capable of conversion the Council will expect proposals to be accompanied by the following information:

(i) a structural survey demonstrating the structural integrity of the building and how much of the building can be retained, and drawings indicating how much will be retained;

(ii) what proportion of the building will need to be replaced and/or re-constructed;

(iii) the extent of changes that will be made to the fabric of the building, including the number and size of new openings that will need to be created and how services and insulation will be incorporated.

11.56 Though redundant or disused, where a building makes an important contribution to the local character and appearance of an area, great care will need to be exercised in the design of the conversion. The perceived contribution the building makes to the rural character of the area will need to be retained. Where, for example, a barn stands in an open field within the rural landscape, the conversion to residential use can raise the issue of curtilage. The existing field boundaries should not necessarily be taken as the curtilage for a proposed residential use. There is a need to define a curtilage appropriate to the building as the change of use from agricultural use to domestic garden has a profound visual impact on the immediate surroundings and potentially on the wider landscape, depending on the location of the site. The building should be capable of being converted and accommodated into the existing landscape, without significant adverse effects on the rural character of the area, including light pollution and the character of rural highways. It is expected that any building works will be relatively minor and will involve the use of matching materials.

11.57 There are Permitted Development (PD) Rights allowing the conversion of some buildings to residential use from other uses including shops and agricultural use. The latest position should be checked prior to seeking planning permission. Where Permitted Development Rights are being used, generally the Prior Notification procedure has to be followed. This essentially means applicants notifying the Council of their intention to change the use of the building and affording the Council the opportunity to request further detail of the scheme. It is advisable to seek professional advice or to contact the Council to discuss relevant requirements prior to commencing any development on site.

11 Development Control Policies: Delivering Housing

Policy DC 24

Replacement of Existing Dwellings in the Countryside

There is a presumption in favour of the replacement of an existing dwelling of permanent construction in the countryside. A replacement dwelling will be permitted providing that all of the following criteria are satisfied:

(i) The existing dwelling is not subject to a condition limiting the period of use as a dwelling;

(ii) The replacement dwelling is proportionate in size and scale to the existing dwelling, uses appropriate materials and does not have an adverse impact on:

a. The character and local distinctiveness of the rural area

b. Individual heritage assets and their settings

c. Its setting within the wider landscape

(iii) There is no extension of the existing curtilage, unless it is necessary to provide additional parking or amenity space to be consistent with dwellings in the immediate vicinity;

(iv) Where the existing dwelling forms part of an agricultural, equestrian, or other commercial rural enterprise and is an essential part of that enterprise, the replacement dwelling must continue to perform the same function. An occupancy condition may be applied; and

(v) The impact on any protected species is assessed and measures proposed to mitigate such impacts.

Supporting Text

11.58 Only proposals involving the replacement of existing permanent dwellings will be permitted under Policy DC24. The policy should not be used to establish a permanent residential use on a site where a property is derelict.

11.59 There is evidence within the AONB of small rural properties being purchased, then demolished and replaced with substantial new houses that are alien to the local context and the special qualities and natural beauty of the landscape of the AONB. Such development neither enhances nor conserves the character of the AONB and will be refused.

11.60 If a replacement dwelling is disproportionate to the existing dwelling it will not be accepted. The key components of proportionality are the scale, massing, height and layout of a development. Similarly to the consideration of extensions to existing dwellings in the countryside; there are no rules that can be applied as to the acceptable size of a replacement dwelling. Any size increase has to be considered on the basis of the impact of a particular property in a particular location.

11.61 The replacement of dwellings will be assessed on the basis of the impact of the new development relative to the existing property on the character and local distinctiveness of the rural area. For a dwelling in the AONB and its setting, the prime consideration will be its impact on the special qualities and natural beauty of the landscape of the AONB.

11.62 Any replacement dwellings should be located on the footprint of the existing building unless alternative siting has a positive benefit on the impact on the countryside or other environmental benefits can be demonstrated.

11 Development Control Policies: Delivering Housing

Policy DC 25

Extension of residential curtilages in the countryside

Extensions to existing residential curtilages in the countryside will only be permitted where it can be shown that there is no adverse impact on the character and local distinctiveness of the rural area, the setting of the property within the wider landscape or encroachment on the rural area, public footpaths and on the amenity of local residents. Proposals will be supported where:

i. It is required to provide parking in the interests of highway safety in accordance with policy DC36;

ii. To realign a garden boundary or extend a garden to achieve a similar level of provision to other dwellings in the immediate area.

Applications should be accompanied by details which satisfactorily demonstrate all of the following:

i. The boundary treatment of the extended curtilage is appropriate for the site and its rural surroundings;

ii. All new hard surfacing, ground moulding or landscaping are in character with the surrounding area; and

iii. The forming of any new entrances or gateways, complete with visibility splays, do not result in the significant loss of landscape features or harm the character of the rural highway.

Supporting Text

11.63 There are many reasons why an individual might wish to extend the curtilage of their property. It could be to provide a larger garden, or provide off-street parking or garaging. Such changes even though minor in nature are not without potentially harmful effects. The inclusion of existing non-residential land used for agriculture, woodland or other rural uses can have a considerable visual impact on the local character of a rural area and the wider landscape, due to the urbanising effect of the change in use. Land previously used for agriculture or equestrian purposes has a different character to that of residential gardens and garage spaces. the NPPF also recognises the importance of economic and other benefits of the best and most versatile agricultural land.

11.64 The way the boundaries are treated has an impact. The erection of two metre high timber fences may be appropriate in an urban setting but, in a rural environment where many boundaries are marked out by simple post and rail fences or hedgerows, they can stand out in the landscape and would not be acceptable.

Policy DC 26

Sub-division of Existing Dwellings in the Countryside

There is a presumption in favour of the sub-division of an existing dwelling of permanent construction into two or more residential units. Sub-division will be permitted providing that all of the following criteria are satisfied:

(i) it is appropriate to the site, locality and surrounding area in terms of land use, design, size and scale;

(ii) it would not lead to significant extensions, including alterations and outbuildings, which would have a detrimental impact on the character and appearance of the original building or surrounding area;

(iii) Any internal or external changes do not harm the significance of a heritage asset;

(iv) the internal accommodation is adequate in terms of size and layout relative to the intensity of occupation envisaged;

(v) it does not have an adverse impact on any neighbouring residential or other uses, including in terms of privacy, outlook, daylight and sunlight and it should not have an overbearing effect in accordance with policy DC29;

(vi) following sub-division, sufficient space is available for vehicular access, car parking, amenity space and facilities for refuse storage on-site in a way that does not detract from the character and appearance of the site and the area;

(vii) it does not involve the inappropriate sub-division of existing curtilages to a size below that prevailing in the area, taking account of the need to retain and enhance mature landscapes; and

(viii) it does not have an adverse impact on the character and local distinctiveness of the rural area and its setting within the wider landscape.

Particular regard will also be had to the accessibility of the new development based around the site's location and its relationship to the settlement hierarchy set out in Policy SP3, including its accessibility to shops, services and facilities.

Supporting Text

11.65 The sub-division of existing residential properties can improve sustainability by helping re-balance the housing stock, particularly in the countryside where there can be a shortage of smaller dwellings. Overall, whilst there is general policy of restraint in the countryside, it is recognised that sub-divisions can enable rural communities to be adaptable and more resilient to changing economic and demographic needs. In rural areas there are fewer properties available and this can make it difficult for residents to find suitable property in their local area to accommodate their changing needs. For example if they wish to downsize, and/or accommodate the needs of other family members, sub-division is an option that avoids them having to leave the local community and its social support network.

11 Development Control Policies: Delivering Housing

11.66 For the purposes of applying the policy it cannot be presumed that all dwellings will be suitable for sub-division. It is important that dwellings created through the sub-division of an existing dwelling should provide adequate accommodation, and not compromise living standards especially where smaller units are provided. Successful sub-divisions depend on having a clear understanding of the capacity of the dwelling for change. In this context, residential annexes permitted under policy DC28 are not regarded as suitable for sub-division as independent planning units. It is also important that changes are capable of being accommodated into the existing landscape, without undermining or having an adverse impact on the rural character of the area, either individually or cumulatively. In considering proposals in or within the setting of the AONB particular regard will be had to the impact on its special qualities and natural beauty of the landscape.

11.67 When considering accessible locations significant intensification of residential 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.

Policy DC 27

Residential extensions

There is a presumption in favour of proposals for the extension of existing permanent dwellings.

An extension, including alterations or erection of an outbuilding incidental to the enjoyment of the dwelling will be permitted where the proposal complies with all of the following criteria:

a) The scale of the enlargement or outbuilding is clearly subservient to the original dwelling and is of a high quality design and in character with the existing dwelling;

b) It does not harm: the setting of the original dwelling, the space occupied within the plot boundary, the local character, the historic interest of the dwelling and its setting within the wider landscape;

c) The use of materials is appropriate within the local architectural context;

d) It is not overbearing or of a form which would be detrimental to the amenity of nearby residents by virtue of loss of outlook, daylight, sunlight and / or privacy in accordance with Policy DC30;

e) The windows are appropriate in terms of placement, size and proportion;

f) It enables high quality amenity space to be retained, as set out in Policy DC30;

g) Following construction of the extension, sufficient space is available for vehicular parking in accordance with Policy DC36 in a way that does not detract from the character and appearance of the area;

h) It would not result in adverse impacts on trees (including their roots and canopy spread) on and off site, as set out in Policy DC14. Trees should be retained where possible; and

i) The proposal conserves and enhances biodiversity, as set out in Policy SP11.

Proposals for residential annexes will also need to be in accordance with Policy DC28.

Supporting text

11.68 The policy relates to the extension of existing permanent dwellings, including alteration and the erection of outbuildings incidental to the enjoyment of those dwellings. House extensions are one of the most common forms of development in the District, whether they are permitted development or require planning permission. The purpose of the policy is to avoid the over-extension of existing dwellings and the adverse impact that this has on the character and appearance of both settlements and the countryside. All proposals will be therefore be considered in the context of the design principles set out in policy SP7.

11.69 The policy applies to residential extensions both inside and outside of settlement boundaries. Overall, there is a general policy of restraint in the countryside but it is recognised that there are many existing dwellings in the rural area and that over time, proposals will come forward for extensions to these, including the erection of outbuildings within their curtilage. The Council may permit these changes where it does not undermine the general policy of restraint or have an adverse impact on the rural character of the countryside. In the rural area, the enlargement of a small rural dwelling to

become a substantial house can have a significant impact. An assessment will be needed of the impact of the development, individually and/or cumulatively, on the local architectural and visual context, and the capacity of the wider landscape to accommodate such development, especially within the AONB and its setting. The enlarged dwelling should be capable of being accommodated into the existing landscape, without undermining or having an adverse impact on the rural character of the area. When considering proposals in or within the setting of the AONB, particular regard will be had to the impact on its special qualities and natural beauty of the landscape.

11.70 In all development proposals, the relationship with the existing dwelling is key. The design of any development should be sympathetic to the character of the existing dwelling, the area adjacent to the site and its wider setting. The scale, height and massing of an extension should appear subservient to the existing dwelling. Proposed changes, either individually or cumulatively should not over dominate the existing dwelling or be excessive in size. There are no 'rules' that can be applied to an acceptable size of an extension as each application has to be considered on the basis of the impacts on the particular property in that location.

11.71 Side extensions should not unbalance the appearance of the main dwelling and of surrounding dwellings (e.g. when in a pair of semi-detached properties, or at the end of a terrace). It is therefore recommended that a side extension in particular should be set back from the front of the dwelling and set down from the roof. Front extensions should not dominate the frontage of the dwelling. Factors such as the prominence in the street scene, relationship with neighbouring properties, depth of front gardens and landscaping will be considered when assessing such schemes. Whilst rear extensions may not have such an impact on the surrounding area, they should still follow any established pattern of development and ensure they are subservient, particularly in rural locations.

11.72 Extensions should be constructed in materials that harmonise with the character of the dwelling being extended. An extension that may be considered of an acceptable size may still be refused, due to the use of unsuitable materials. Materials should be chosen to complement the character and appearance of the existing built form and surrounding area. Materials that will appear alien in their surroundings or at odds with surrounding built form will not be accepted.

11.73 Architectural detailing is important. An extension will be more sympathetic to the original building if similar detailing is used. Replication of the head and cill details to windows and doors can be an effective way of integrating the old with the new. Similarly roof details on the verge, eaves and ridge of the roof can be detailed in the same way as the original building and achieve a sense of continuity. The bonding of the brickwork and matching of the mortar type and joints are also important, so that the new brickwork blends with the old.

11.74 When assessing proposals for development the Council will take account of the potential impact on the living conditions of any neighbouring occupiers and on any other adjacent uses. Care will be exercised to ensure that a proposed extension will not give rise to increased over-looking, loss of daylight and sunlight, be of an overbearing nature or have a serious adverse impact on habitable rooms of adjacent or adjoining properties. For example, a two-storey extension sited to the rear of a terraced or semi-detached property requires careful design to ensure that the amenities of the neighbours are not seriously affected.

11.75 Extensions that overshadow a neighbour's property resulting in an unacceptable loss of light will not be accepted. The Building Research Establishment (BRE) Guide "Site layout Planning for Daylight & Sunlight. A Guide to Good Practice (2011) is a useful guide in the assessment of this. The orientation of the host dwelling and neighbouring dwellings (in terms of how the sun tracks

throughout the day) and positioning of windows in neighbouring dwellings are important factors in assessing the scale of impact on neighbouring properties. Leaving space between properties may assist in avoiding loss of light, and reducing loss of outlook.

11.76 Development which results in an oppressive outlook (e.g. a large blank wall) and an overbearing impact to neighbouring dwellings will not be accepted. An overbearing development can be one where it results in an undue sense of enclosure.

11.77 Window design and position needs to be considered carefully in order to maintain and protect existing privacy levels with neighbours. Detailed plans should be submitted with development proposals in order for a full and accurate assessment to be made. Where possible windows should replace like for like and be of a similar design, style and shape to those existing or positioned at high level or with obscure glazing in order to prevent significant additional overlooking. When designing an extension it is important to consider the size, style and proportion of the windows, and seek to complement the existing style of the dwelling. Dormer windows in particular can have a dominating impact and should be well proportioned within the roofscape. Roof lights are preferable as they result in less intrusion in the roofscape, and may also result in less overlooking to neighbouring properties.

11.78 Household extensions should ensure that adequate parking remains commensurate with the number of bedrooms, in line with Policy DC36. Should the parking area be affected by an extension maneuvering space should be maintained, or provided, where the access is on to a main road.

11.79 Regard will be given to previous extensions, including annexes and existing outbuildings on the site, either allowed through Permitted Development Rights or through planning approvals. The original character of a house can be lost if the property is extended in an unsympathetic way through the addition of numerous extensions. The Council will take into account the original proportions of the building, prior to extensions being added. In some circumstances, it may be more appropriate to provide one new extension as a replacement for several existing extensions, especially where these are in poor condition or do not reflect the original character of the building.

11.80 Where successive extensions are proposed, including those permitted under Permitted Development Rights, the Council will have regard to the cumulative effect on the existing dwelling, the immediate setting and its wider surroundings. All applications will need to consider the impact of the cumulative extensions on the original dwelling as it was built or as it was on 1 July 1948. In applying the policy the Council will also have regard as to what it sees as any attempt to circumvent the planning process by fragmenting a potentially large extension into a series of smaller extensions submitted over a relatively short period of time.

11.81 The policy makes clear that outbuildings should be designed and sited so as not to dominate the main dwelling and not have an adverse impact on the street scene. Where possible they should be sited to the rear or side of the main dwelling where the visual impact is likely to be lower. Keeping the height of the eaves and roof pitch low, and keeping the overall size limited are methods of ensuring this. Outbuildings can sometimes contain ancillary accommodation either in a room above parking space(s), accessed via steps, or within the ground floor. Dormer windows may be proposed. Such buildings may not be considered subservient, though this depends on the size and style of the outbuilding in relation to the host dwelling, the outbuilding's location within the site, any building it replaces, and the character of the locality. Proposals for residential annexes will also need to comply with policy DC28.

11.82 Single or double detached garages of appropriate dimensions and design may be permitted if they are not intrusive upon the local area, remain subordinate to and do not detract from the character and appearance of the main dwelling.

11.83 For the purposes of applying this policy, the use of outbuildings to support home working and home-based businesses will generally be supported where this does not involve a change of use of the main dwelling or have an adverse impact on the residential amenities of adjoining residents or the distinctive local character of the area.

11.84 There are extensive Permitted Development Rights enabling the enlargement or alteration of a house and erection of outbuildings without requiring a formal planning application. These rights come with standard conditions and both the rights and conditions may be changed through Government legislation. It is essential to establish what rights currently exist in the particular location. Rights may be removed or restricted by the Council in some exceptional circumstances and the presence of such a restriction must be checked prior to commencing any development thought to be permitted. Proposals which are permitted development subject to prior approval (e.g. larger extensions) will be assessed using this policy as well as other relevant policies as guided within the criteria.

Policy DC 28

Residential annexes

There is a presumption in favour of proposals for residential annexes. A proposal will be permitted where all of the following criteria are satisfied:

i. it is in accordance with Policy DC27;
ii. it has either a physical and/or functional link to the main dwelling;
iii. it has a close spatial relationship with the main dwelling with satisfactory shared access, vehicular parking, utilities and garden space;
iv. it is designed so that it can continue to be used as an ancillary and subordinate part to the main dwelling without creating an independent and/or separate planning unit at any time; and
v. where proposals are considered acceptable, a condition will be applied to restrict occupation of the annexe to a person dependent upon an occupant of the main dwelling. Permitted development rights will normally be removed and/or a legal agreement necessary to make the development acceptable in planning terms.

Where proposals are considered acceptable, a condition will be applied to restrict occupation of the annexe to a person dependent upon an occupant of the main dwelling. Permitted development rights may also be removed and/or a legal agreement may be necessary to make the development acceptable in planning terms.

Supporting Text

11.85 The creation of an annexe to an existing dwelling, whether the main dwelling is located inside, or outside settlement boundaries can often create a useful facility for the support and care of family members. Although some types of residential annexe benefit from permitted development rights and so do not require planning permission, planning law in this area is complicated. Applicants are therefore advised to contact the Council at an early stage so that advice can be given on the need for planning permission.

11.86 Where permission is required, a residential annexe should be designed to ensure the dwelling curtilage as a whole provides genuinely flexible subordinate ancillary accommodation that can be adapted and re-adapted to meet the changing needs of family circumstances over time. This should include the option of absorbing the annexe back into the main dwelling accommodation if necessary, by the same or future occupiers. To meet these requirements it is essential that the annexe and main dwelling are directly connected physically and/or functionally. The annexe must therefore be in the same ownership as the main dwelling and share utility services, access, vehicular parking and private amenity space.

11.87 An annexe should usually be incorporated within or physically attached to the main dwelling and be of a comparatively modest size. It should be linked internally to the main dwelling, but may have a separate entrance.

11.88 Where an extension to provide an annexe physically attached to the main dwelling is not practical and a detached annexe is proposed, consideration will also be given to the size of the detached annexe and its sub-ordinance to the main dwelling. Unduly large or detached annexes can

prove an economic and practical liability when vacated or when the property changes ownership and this can lead to pressure for the annexe to be severed and let separately from the main dwelling. This can create substandard accommodation with inadequate standards of access, amenity and space, which is unacceptable in planning terms.

11.89 Where the Council approves annexe accommodation, a condition will normally be attached to a planning permission to restrict its use to ancillary accommodation. Where an annexe would comprise self-contained living accommodation which would otherwise conflict with the development plan, the Council will require the applicant to enter into a Section 106 legal agreement under the provisions of the Town and Country Planning Act 1990, to prevent the severance of the annexe from the main dwelling, and/or limiting the occupation to dependent relative(s). This will prevent the sub-letting of either property and ensure that such accommodation is required to meet a genuine family need.

Policy DC 29

Residential space standards

Proposals for new residential units will be required to meet nationally described space standards.[1]

In addition to the above, the following should be provided, where practicable:

a) A dwelling with two or more bedspaces shall have at least one double (or twin) bedroom;

b) In order to provide one bedspace, a single bedroom shall have a floor area of at least 7.5 sq m and is at least 2.15 m wide;

c) In order to provide two bedspaces, a double (or twin bedroom) shall have a floor area of at least 11.5 sq m;

d) One double (or twin bedroom) shall be at least 2.75 m wide and every other double (or twin) bedroom shall be at least 2.55 m wide;

e) Any area with a headroom of less than 1.5 m shall not be counted within the gross internal area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1.0 sq m within the gross internal area);

f) Any other area that shall be used solely for storage and has a headroom of 900-1500 mm (such as under eaves) shall be counted at 50% of its floor area, and any area lower than 900 mm shall not be counted at all;

g) A built-in wardrobe counts towards the gross internal area and bedroom floor area requirements, but shall not reduce the effective width of the room below the minimum widths set out above. A built-in area in excess of 0.72 sq m in a double bedroom and 0.36 sq m in a single bedroom counts towards the built-in storage requirement; and

The minimum floor to ceiling height shall be 2.3 m for at least 75% of the gross internal area.

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[1] Appropriate space standards are achieved by meeting the nationally described space standard, or any subsequent Government standard.

Supporting Text

11.90 The NPPF highlights that high quality design and a good standard of amenity should be sought in new development. This policy sets out the space standards that new housing in the district are expected to achieve.

11.91 National policy also recognises that local planning authorities should address barriers to improving health and wellbeing through a high standard of housing design. This policy requires new homes to have appropriate space for occupants to enable them to have a good quality of life and healthy lifestyle.

11.92 Nationally described space standards have been issued by the Ministry of Housing, Communities and Local Government (MHCLG) in order to advise local authorities, the minimum standards that should be achieved.

11.93 Building to appropriate space standards will ensure new homes provide sufficient space for basic daily activities and needs. The council will therefore require all residential development to meet the nationally described space standard (or any subsequent Government standard). The Council's starting point will be for all new homes, including subdivisions of larger properties and conversions, to meet the appropriate space standards, unless it can be shown that the standards are not practicable in the face of other material considerations and policy requirements. For example, an exception may be made where works needed to achieve the standards would adversely affect the significance of a heritage asset or would require unachievable changes to a building earmarked for conversion.

11.94 Applicants are required to demonstrate that the internal space standards have been applied and should provide internal floor plans not smaller than 1:100 scale, with metric room dimensions identified and the gross internal area (GIA) clearly identifiable. Housing which exceeds minimum dwelling sizes is encouraged and welcomed.

11.95 The Council will consider limited exceptions to the minimum standards where the applicant can demonstrate that is not possible to fully meet the minimum standards, for example in the conversion of a listed building to a residential unit. Any exceptions will be considered on a case by case basis.

Policy DC 30

Residential amenity

All development will provide and/or maintain a high standard of amenity for existing and future users of land and buildings.

When considering the impact on the living conditions of existing and proposed residential dwellings, development proposals will be permitted where there is no unacceptable harm in terms of each of the following criteria:

a) Any significant loss of daylight and/or sunlight to land and buildings;

b) Any significant overlooking of land and buildings that results in a harmful loss of privacy;

c) Development resulting in an undue sense of enclosure, overbearing impact, or a harmful loss of outlook; and

d) Noise, dust, fumes and odours.

The impacts on amenities of non-residential uses will be considered on a case-by-case basis, taking into account the nature of the use and its surroundings.

In addition, all new development will be expected to include the provision of all of the following:

e) Functional private amenity space of a quality size to meet the needs of the occupants;

f) Internal accommodation of an adequate size and layout relative to the intensity of occupation envisaged, in accordance with Policy DC29;

g) Natural light in all habitable rooms of the proposed development;

h) A garden size which is at least a minimum of 10.5 metres in depth, where possible;

i) A minimum distance of 21 metres between directly facing windows, serving habitable rooms.

Supporting text

11.96 The NPPF highlights that high-quality design and a good standard of amenity should be sought in all new development. For clarity, this policy applies to all residential development (including house extensions), and shall be applied to determine the impacts of all new development upon residential amenity. The impacts on non-residential premises will be assessed on a case-by-case basis examining, among other issues, the nature of the proposed use, and the location (e.g. whether in a town centre).

11.97 New development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area and makes a positive contribution to the quality of life in West Berkshire. Good design relates not only to the appearance of a development, but the way in which it functions and impacts the immediate and wider locality.

11 Development Control Policies: Delivering Housing

11.98 Neighbouring amenity and privacy are important aspects of development. Proposals should seek to maintain, and where practicable, improve the existing relationship with neighbouring occupiers. This policy sets out the requirements development should achieve in order to provide a good quality of life both for occupants and maintains good neighbouring amenity.

11.99 National policy also recognises that local planning authorities should address barriers to improving health and wellbeing through a high standard of housing design. All new homes should benefit from private outdoor amenity space solely for the use of the occupants of a sufficient size and quality to support physical and mental health and wellbeing. It should be designed to ensure there is no undue loss of privacy or overlooking of adjoining and neighbouring properties.

11.100 As a guide, outdoor amenity space for a one and two bedroom house should be at least 70 square metres. For houses of three bedrooms and above at least 100 square metres of outdoor amenity space should be provided. This is applicable for new dwellings, houses as extended/altered, and for host dwellings, when considering schemes for subdivision.

11.101 As a guide, for 1 or 2 bedroom flats at least 25 square metres of communal open space should be provided per unit. For three or more bedroom flats at least 40 square metres of communal open space should be provided per unit.

11.102 Balconies may not be counted towards the provision of amenity space for houses or flats, unless in exceptional circumstances, where they provide high quality space.

11.103 In terms of the functionality of all garden spaces, external amenity space should be of a sufficient size to accommodate a storage shed (including a cycle store where no garage provision is possible), space to facilitate the drying of clothes (rotary or washing line), table and chairs suitable for the size of the dwelling, an area for children to play in and circulation space. External private amenity or communal space does not include car parking or turning areas.

11.104 Policy DC29 (Residential Space Standards) will be applicable to ensure adequate internal accommodation is provided. This is applicable for new residential units. Natural light should be maintained and provided in all habitable rooms for the benefit of all occupants, and applies to all types of development proposal. This ensures that residents maintain a good quality of life. The amount of existing light into habitable rooms and the proposal's impact on this will be taken in to account, in the event where the development proposal affects an existing property/building. The Council wishes to ensure that windows are provided for habitable rooms, particularly for conversions.

11.105 The Council expects that occupiers will be able to enjoy a reasonable degree of amenity and privacy in their gardens by maintaining reasonable relationship with neighbouring properties. A guideline depth of at least 10.5m is considered appropriate to preserve the amenity and privacy of residents. This should be measured from the rear wall of the house to the opposite boundary.

11.106 Development should not cause material harm to neighbours privacy and outlook. Windows that directly overlook a nearby neighbouring dwelling should be avoided and a minimum 21m distance achieved between direct facing windows. There may be a higher expectation of privacy in areas with large, mature gardens, or in areas in rural fringe locations. Such areas may seek to achieve greater levels of distance. There may also be circumstances on individual sites which may enable dwellings to be closer without a detrimental effect on privacy. Examples include town centre locations; dwellings across a highway; where the existing distance is less than 21 metres. The impacts on residential dwellings from all types of development will be considered.

11.107 Window design and position shall need to be considered carefully in order to maintain and protect existing privacy levels with neighbours. Detailed plans should be submitted with any scheme in order for a full and accurate assessment to be made. Where possible windows should replace like for like and be of a similar design, style and shape to those existing or positioned at high level or with obscure glazing in order to prevent significant additional overlooking where possible.

11.108 All new development which includes Juliet and standard balconies should aim to reduce and remove any potential impact caused to over-looking and a loss of privacy between neighbours. Design would need to consider the position of the works on development, the depth and any privacy screening that would aid maintaining existing privacy levels between neighbours where possible. The installation of further new windows, Juliet balconies and balconies may be controlled and secured via planning condition in the interests of neighbouring amenity.

11.109 In consideration of daylight, sunlight and overshadowing the orientation of the building/extension and positioning of windows in host and neighbouring buildings should be taken in to account. Schemes should take into account the 'BRE Site Layout planning for daylight and sunlight, a guide to good practice'. The development proposal should be designed as to avoid a significant loss of light to habitable rooms of neighbouring properties which could detrimentally impact on those occupier's quality of life. Should the development proposal lead to an unacceptable loss of light the proposal would not be supported.

11.110 Noise, dust, fumes and odour are important environmental issues that must be taken into account when planning development and determining impact upon all types of neighbouring property. This includes the occupants of the proposed development. Careful design may aid in alleviating any conflicting uses, and the use of planning conditions will aid in protecting neighbour amenity. This will include (but not limited to) hours of operation, outlining construction hours, methods of suppressing dust from development sites, and protection from noise receptors (e.g. main roads, railways, commercial operations, etc.). A noise assessment may be required, to accompany a planning application, which would then aid in guiding the assessment of schemes and use of planning conditions.

12 Development Control Policies: Fostering economic growth and supporting local communities

Policy DC 31

Designated Employment Areas

Within Designated Employment Areas

Proposals for employment uses will continue to be focused within the District's Designated Employment Areas (as defined on the Policies Map).

Planning permission for small scale commercial and services uses within Designated Employment Areas will only be permitted where it can be demonstrated that they are:

(a) Complementary to the existing business use in that location; and

(b) Consistent with the integrity and function of the location for employment uses.

Proposals that would result in the net loss of employment floorspace will not be permitted.

Theale Rail-Road site

The rail-road transfer site at Theale is reserved solely for those industries which require a rail-road transfer facility and access to the highway network. Redevelopment for any uses not expressly for this purpose will not be permitted.

Outside of Designated Employment Areas

Proposals for business uses outside the District's defined Designated Employment Areas will be permitted where:

(a) They are compatible with uses in the surrounding area, and do not result in conflict from vehicular movement and/or with the amenity of neighbouring occupiers.

Supporting Text

12.1 Given the current balance in the market, the Council's Employment Land Review (ELR) indicates that existing office and industrial stock should be protected from other uses.

12.2 Vacancy is low for both office stock with large amounts of office space lost through residential Permitted Development Rights (PDR). This is exacerbated by a lack of modern purpose-built stock in more accessible locations in the District. The industrial market in the District is also performing well and vacancy is similarly low but supply particularly tight for smaller units. There is also demand for larger distribution uses, particularly in locations well related to the strategic road network. As such, the loss of existing office or industrial stock would negatively impact the market.

12.3 Designated Employment Areas (DEAs) are specifically designated for business uses in order to maintain a balanced portfolio of fit for purpose sites to meet future requirements. The ELR concludes that all industrial sites have high occupancy rates, whilst office sites have a high to moderate occupancy, and recommends these employment sites should be safeguarded for employment purposes accordingly.

12.4 Recognising the requirement for flexibility for business needs and to create the right conditions for businesses to invest, expand and adapt, this policy sets out how proposals for small scale commercial and service uses will be considered within the District's defined employment sites.

12.5 The appropriate location for business uses including industrial, warehouses, storage and distribution uses is in the Designated Employment Areas (DEAs), although it is recognised that there are some commercial and service uses which also support the function and operation of these areas, businesses and employees which work within them.

12.6 In terms of whether such uses will affect the function of existing businesses, or potential business occupiers, will depend on whether the proposed use will affect their ability to carry out their activities without constraints. In terms of whether the integrity of the business site, it will depend on whether the proposal would affect the ability of the District to meet its need for employment needs over the plan period.

12.7 In addition, the London Road Industrial Estate has scope for comprehensive regeneration within the plan period to maximise the potential of the site. Some mixed use development may be appropriate in the context, such that no net loss of employment floorspace results from that development.

12.8 New office development will continue be directed towards West Berkshire's town and district centres as outlined in policy SP20. Only where it has been demonstrated that there are no other sequentially preferable sites within or on the edge of centres, and then other Designated Employment Areas (not in an edge or out of centre location) should office uses be permitted outside of these areas.

12.9 Designated Employment Areas (DEAs) are parcels of land throughout the District designated for employment uses. The Council already has a number of areas designated for employment uses in the Local Plan, known as Protected Employment Areas (PEAs). These are set out in Appendix 6. The ELR recommended that PEAs should continue to be safeguarded and so the LPR has carried them forward, renamed as DEAs, and has extended them where appropriate in accordance with the recommendations of the ELR and policy SP21

12.10 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.

12.11 More efficient use of existing sites and premises will be encouraged 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.

12.12 The rail-road transfer facility at Theale is protected through the emerging Minerals and Waste Local Plan. The facility is primarily an aggregates terminal and this is expected to continue to grow. Nonetheless, transport of consumer goods by rail continues to grow and West Berkshire and Reading

are a significant consumer market. Theale is the only location which offers road-rail transfer facilities in the area. As a result, it is important to the local economy that this continues to be protected and grows.

Policy DC 32

Supporting the Rural Economy

Proposals for the diversification of existing agricultural and other land based rural businesses, including through re-use or adaptation of existing buildings, will be permitted, provided that the applicant demonstrates that the changes will make a long-term contribution to sustaining the enterprise as a whole and meets the detailed criteria within this policy.

Proposals for new or expanding rural enterprises will be permitted so long as they meet the detailed criteria within this policy. This includes proposals for leisure and visitor developments where they provide new and enhanced attractions, facilities and/or accommodation. In the case of educational and institutional establishments it must be demonstrated to the satisfaction of the Council that development is necessary to meet the reasonable needs and operational requirements of the establishment.

Insofar as planning permission is required, proposals seeking the loss of existing rural business sites and premises, will only be permitted where the applicant can demonstrate that no alternative economic use can be found, and that the proposal does not have a significant negative impact upon the vitality and viability of the local economy of the surrounding rural area.

All proposals for development relating to rural enterprises should demonstrate that they satisfy all of the following criteria:

i. The development is suitable for a rural location;
ii. the development will benefit the economy of the surrounding rural area;
iii. there are no existing buildings or accommodation within the site or in proximity that might reasonably be used instead of the proposal, and the business has not disposed of a building or converted one to an alternative use in the previous 3 years which could have met the need of the development proposed;
iv. the design respects local building styles and materials;
v. any buildings and curtilage treatments are appropriate in scale, bulk, form, impact, character and siting to their surroundings and their rural location;
vi. wherever possible, new or replacement buildings are located within or adjoining an existing group of buildings and further expansion into the countryside is avoided;
vii. the proposed scheme conserves and enhances the landscape character of the area;
viii. it would not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which could be detrimental to their character;
ix. it would not cause unacceptable levels of disturbance, nuisance or environmental harm to nearby properties or other adjacent land uses by noise, smell, dust, pollution, lighting or operations at unreasonable hours;
x. it would not have a detrimental effect on the fabric, character and setting of historic buildings or other heritage assets; and
xi. it would protect, conserve and enhance the Local Ecological Network.

12 Development Control Policies: Fostering economic growth and supporting local communities

Supporting Text

12.13 Rural West Berkshire plays an important role within the District's economy and therefore it is essential that the rural businesses and the communities that rely on them are supported through planning policies and decisions. Many rural areas host a large number of small and medium sized enterprises which are vital to providing local job opportunities and a diverse economy. It is also acknowledged that farms in particular may be reliant on diversification to remain sustainable in a changing industry. The racehorse industry and tourism also make a vital contribution to the local economy, as do educational and institutional establishments including boarding schools. All sectors of the rural economy are covered by this policy, which seeks to foster economic growth without detriment to the environment.

12.14 The National Planning Policy Framework includes a specific section on the rural economy and expects local planning policies and decisions to support the sustainable growth, expansion and diversification of rural businesses, including agricultural businesses; sustainable rural tourism and leisure developments; and accessible local services and community facilities. The focus of rural policy nationally and locally is on expanding the diversity of the rural economy while recognising the intrinsic character and beauty of the countryside. Proposals for visitor accommodation should be economically viable in the longer term and applicants will be expected to demonstrate this as part of a planning application submission.

12.15 Proposals to diversify the rural economy will be supported provided that all of the criteria in the policy are met. These are designed to safeguard against functionally, visually or environmentally inappropriate development in the countryside. Proposals for business development located in or adjacent to Rural Service Centres and Service Villages are particularly encouraged.

12.16 New business development, or proposals to expand existing premises will be supported provided they are suited to a rural location, meet the requirements of this policy, and where relevant, other national and local policies on business locations and protected environments e.g. SP2, SP20, etc. For example, in a situation where there is normally a restriction on development outside of defined settlements except for certain limited cases, it is expected that the applicant will justify its need for extra facilities or accommodation as part of a planning application submission.

12.17 Where re-use of buildings is proposed, re-use for business is the Council's strong preference, in order to safeguard the local economy. Notwithstanding this position, it is acknowledged that for some buildings future economic use is not viable. Applicants will be expected to demonstrate that this is the case, and that any alternative proposal does not have a significant negative impact upon the vitality and viability of the local economy of the surrounding rural area. The Council will normally require applicants for such development to enter into a legal agreement to ensure that it remains ancillary to the main use of the site and to ensure that such buildings are not sold off separately to be followed by applications for further housing or residential accommodation.

12.18 Permitted development rights exist for the conversion of certain buildings, including those used for farms and other rural businesses to residential use. Notwithstanding these rights, in cases where planning permission is required, the provisions regarding the loss of rural businesses in this policy will apply. Proposals for rural housing should also have regard to Policy DC23. DC22 makes specific provision for rural workers accommodation and accommodation related to educational establishments in rural areas.

12.19 In applying the policy the Council considers it essential that both the integrity and setting of historic farm buildings are conserved and enhanced. Their appropriate conservation and re-use will ensure that the historical investment that has been made in their materials and energy will be sustained.

12.20 Assessment of the highway implications will be made on the basis of the proposal and what would be considered necessary in terms of improvements by the Highway Authority. The reference to 'rural roads' is a generic term and the Council would be concerned as to the effects of the proposed development on rural tracks, footpaths and bridleways. Relevant considerations would include past and existing levels of traffic generated from the site; the level, type and frequency of traffic likely to be generated by the proposed development; and traffic levels accepted under any existing planning permission attached to the land.

12 Development Control Policies: Fostering economic growth and supporting local communities

Policy DC 33

Redevelopment of previously developed land in the countryside

Proposals for the appropriate limited redevelopment of existing buildings on previously developed land in the countryside will be permitted where the development is in an accessible location and where it will enable the sustainable growth of rural businesses and/or meet the needs of the local community through the development of accessible local services or community facilities. Proposals should demonstrate they satisfy all of the following criteria:

i. The building is genuinely redundant or disused and the redevelopment would not result in a subsequent request for a replacement building or buildings;

ii. The redevelopment proposal has no greater impact (in terms of the size, volume and bulk of the buildings to be replaced or site coverage) than the existing development;

iii. It is appropriate in design, form, character and siting to its rural location, and would not be visually intrusive or substantially harmful to the amenities of the site or surrounding countryside. The development should be sited on the position of the building(s) being replaced, unless an alternative location would result in significant and demonstrable environmental benefits;

iv. The redevelopment respects local building styles and materials;

v. It does not involve the redevelopment or loss of designated or non-designated historic buildings (or parts thereof) or harm the setting of such historic assets;

vi. The curtilage would not be visually intrusive, have a substantially harmful effect on the rural character of the site, or its setting in the wider landscape;

vii. The redevelopment would not generate traffic of a type or amount that would result in substantial harm to local rural roads, and/or would require improvements that would adversely affect the character and nature of such roads; and

viii. The impact on any protected species is assessed and measures proposed to mitigate such impacts.

Particular regard will be had to the accessibility of the new development based around the site's location and its relationship to the settlement hierarchy set out in Policy SP3 (Settlement Hierarchy), including its accessibility to shops, services and facilities.

Supporting text

12.21 The NPPF seeks to promote the use of previously developed, or 'brownfield' land in rural areas where suitable opportunities exist. It acknowledges that the sustainable growth and expansion of rural businesses can be enabled through well designed new buildings in the countryside, and development of accessible local services and community facilities. In the context of policy DC1 (Development in the Countryside) this policy sets out the Council's approach to the appropriate redevelopment of previously developed land in the countryside in order to support a prosperous rural economy and/or where the proposal is beneficial to the community. A Village Design Statement and/or Neighbourhood Plan aids in identifying what could be beneficial to the community. A more

restrictive approach is taken to new residential development and this is set out in policy DC1 (Development in the Countryside). Policy DC33 is therefore not relevant to schemes which seek the redevelopment of previously developed land in the countryside for residential uses.

12.22 The West Berkshire Landscape Character Assessment (2019) outlines that rural areas are more at risk from piecemeal development, and thus it is especially important to consider the impact that redeveloping a brownfield site will have on conserving and enhancing local distinctiveness and sense of place. Policy DC1 (Development in the Countryside) makes clear that all proposals will be considered in a landscape led context because previously developed land may not always be appropriate in terms of landscape character. The successful redevelopment of existing buildings in the countryside depends on having a clear understanding of the existing building's significance, their setting in the wider landscape and their sensitivity to and capacity for change.

12.23 Redevelopment of buildings applies to previously developed land, as defined in the NPPF. Redevelopment would not be acceptable in cases where the existing buildings are in an advanced state of disrepair, dereliction, and vacant, as the introduction of a new use of/or a new building would be intrusive in a rural area. Reuse and adaptation of existing rural buildings should normally take priority over redevelopment unless it can be demonstrated that redevelopment would be a better option given the extent of environmental improvement that would occur. Policy DC26 deals with replacement dwellings in the countryside, and Policy DC24 deals with the conversion of redundant and disused buildings in the countryside.

12.24 The policy advocates appropriate limited development. What constitutes appropriate limited development will depend very much on the individual characteristics of a proposal and its context and the impact of cumulative development. Consideration will therefore include the site itself, and the amount and type of existing development; the type and nature of development proposed; where the development is located; whether the proposal responds positively to its rural context; and the intensity of the proposed use compared to the existing us (e.g. looking at the visitor movements associated with the proposed use).

12.25 In determining whether a building is genuinely redundant or disused, it is important that the original use of the building for that purpose no longer exists. The nature of the use, when it ceased and the reason why it ceased will be carefully considered by the Council. An empty or part empty building is not an unequivocal sign of redundancy; a bigger picture has to be considered. It will be necessary for applications to clearly demonstrate why the building is no longer needed and that significant efforts to reuse it have both tried and failed. Domestic outbuildings in gardens, built for specific uses ancillary or incidental to existing residences, are rarely likely to become permanently redundant and their redevelopment will seldom lead to an enhancement of setting.

12.26 When considering accessible locations 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.

12 Development Control Policies: Fostering economic growth and supporting local communities

Policy DC 34

Equestrian/racecourse industry

Equestrian Development

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

Proposals for the development of equestrian facilities, whether domestic or commercial, will be permitted where it satisfies all of the following criteria:

i. is appropriate in terms of scale, form, impact, character, siting, and level of activity;

ii. re-uses existing buildings wherever feasible and viable;

iii. locates new buildings, stables, yard areas and facilities adjacent to existing buildings provided they respect the amenities and activities of surrounding properties and uses;

iv. responds positively to the character of the landscape and its historic context;

v. is well located to existing utilities and transport infrastructure, including vehicular and field access, tracks and bridleways;

vi. provides new or supplementary landscape features including planting and hard landscape features and boundary treatments, consistent with local character; and

vii. does not have an adverse detrimental impact on the amenity of neighbouring properties and the wider local area by reason of noise, lighting, smell, overlooking, or other general disturbance.

In all cases, proposals will be expected to demonstrate the adequate provision of land to allow for the proper care of horses, including stabling, grazing and exercise, in accordance with the Equine Industry Welfare Guidelines and the British Horse Society standards.

Particular consideration will be given to the cumulative effects of proposals on the local area and the wider landscape and environment.

North Wessex Downs AONB 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
- re-development away from uses essential to the horse racing industry will be subject to the tests of suitability and necessity outlined in the supporting text to this policy. Proposals for associated new residential accommodation in the countryside will be permitted where genuine need is suitably demonstrated through a business case and accommodation cannot be reasonably secured within existing settlements.

Newbury Racecourse

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

Supporting text

12.27 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%[37] of Britain's racehorse trainers and the Lambourn area is a nationally important centre of activity for the horseracing industry second only to Newmarket.

12.28 The policy recognises the important links between the various aspects of the equestrian industry and the shared facilities and infrastructure that support it, such as farriers, veterinary practices, horse feed merchants, livery yards and riding schools which cater to both commercial and more recreational markets.

12.29 Within an overall context of development restraint in the countryside the policy encourages proposals that help to strengthen the rural economy, provide diversification opportunities for farmers and increase opportunities for people to enjoy the countryside in a sustainable way

12.30 It is particularly important that development proposals are in keeping with the character and appearance of the local area and prevent the spread of the built form in the countryside and AONB.

12.31 Wherever viable, existing buildings should be re-used to avoid additional buildings in the countryside. The location of new buildings like stables, field shelters, and tack storage can easily change the character of an area and should be kept to a minimum. The layout of buildings should seek to contain and enclose yard areas for storage, parking and other activities. Equestrian development such as new barns and manèges should be sensitively lit. Development that would impact on dark night skies such as barns with extensive glazing and roof lights, floodlit manèges and other intrusive lighting may not be permitted.

12.32 Private stables and loose boxes can have a detrimental visual impact on the character of the countryside particularly where there is an accumulation of other items such as jumps and equipment such as horse boxes. This visual impact may be further compounded if a field has been divided up into a number of horse paddocks, each with an accumulation of equipment. The cumulative impact of proposals will therefore also be taken into account.

12.33 Proposals for the conversion to residential use of existing disused or redundant buildings in the countryside formerly used for equestrian activities will be considered in accordance with policy DC23.

37 A study of the key effects of the horseracing industry on the North Wessex Downs Area of Outstanding Natural Beauty www.northwessexdowns.org.uk

12 Development Control Policies: Fostering economic growth and supporting local communities

North Wessex Downs AONB Racehorse Industry

12.34 In relation to the racehorse industry within the North Wessex Downs AONB, the policy aims to allow for the sensitive development and growth of the horse 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. Outside of settlements, preference will be given to proposals that seek to locate within valleys and avoid development on hilltops or ridgelines. Equine buildings on sites which are open, exposed, elevated or sloped are likely to have particular landscape impacts that may make it difficult to achieve sensitive design solutions.

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

12.36 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[38],it is difficult to sub-divide yards. As such, spare box capacity does not demonstrate an ability to go without certain individual yards which are important for new trainers and for those who are down-sizing their operations.

12.37 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.

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

12.39 **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.

38 Rules of racing by British horseracing authority are available to view at http:/rules.britishhorseracing.com

12.40 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.

12.41 **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.

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

12.43 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

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

12 Development Control Policies: Fostering economic growth and supporting local communities

Policy DC 35

Transport infrastructure

Proposals for new development will be expected to demonstrate the type and level of travel activity likely to be generated. This travel activity will be expected to be supported through a range of infrastructure associated with different transport modes. New development will only be permitted where the relevant transport infrastructure is delivered in a timely manner. Where required, new developed will be expected to make a proportionate contribution to the provision or improvement of a range of transport infrastructure. This transport infrastructure will specifically, but not exclusively, include the following:

- Connections and improvements to local pedestrian and cycle networks, including access to public transport routes.
- Walking and cycling infrastructure identified in relevant Local Cycling and Walking Infrastructure Plans.
- Secure cycle and motorcycle parking.
- Improvements to passenger facilities across a range of transport interchanges.
- Provision of real time passenger information at bus stops along key bus routes.
- Improvements to the safety and operational capacity of the local road network.
- Works to allow the re-use of former railway line alignments as walking and cycle routes.
- Provision of electric vehicle charging points and associated infrastructure.

Supporting Text

12.44 The NPPF states that transport issues should be considered at the earliest stage of development proposals, so that the potential impact on transport networks can be addressed, that opportunities from existing and proposed infrastructure are realised, and that opportunities to improve walking, cycling and public transport are identified and pursued.

12.45 The development and delivery of transport infrastructure will need to contribute to the aims of Policy SP22 (Transport) and relevant Council strategies and plans, such as the West Berkshire Environment Strategy, July 2020 and the Local Transport Plan. There is a need for development to assist in the provision of deliverable measures that will contribute towards modal shift to sustainable modes of travel for residents and employees of both new development, and if possible, for existing communities.

12.46 The Council actively seeks to further develop walking and cycling networks in the District to encourage more travel by sustainable modes. As part of this, Local Cycling and Walking Infrastructure Plans (LCWIPs) identify specific walking and cycling improvements on key corridors. These are largely centred on the urban areas with one covering Newbury and Thatcham urban area and the other including the Eastern Urban Area. For the latter plan the Council has partnered with Reading and Wokingham Borough Councils in the development of a LCWIP for the wider Reading urban area. The LCWIPs will be used to inform the Council's own future investment strategies and CIL funding bids as well as to guide the delivery of the most appropriate walking and cycling infrastructure to support new development.

12.47 The Council as both local planning and local highway authority will need to ensure that development proposals will not result in an unacceptable impact for any user of both the local and strategic road networks.

12.48 Whilst it is anticipated that the majority of development will be focused in existing urban areas and within settlement boundaries, it is important that improvements are also sought to encourage sustainable leisure and recreational opportunities in the rural areas of the District. Specifically this could include opportunities to re-use the alignment of the former Didcot, Newbury & Southampton railway line to provide a leisure walking and cycling route between Hermitage and Hampstead Norreys (although opportunities at other locations will be sought where applicable).

12.49 The provision of electric vehicle charging points and associated infrastructure supports the need for readiness for the banning of new petrol, diesel or hybrid cars in the UK, which will occur during the lifetime of the plan, in 2035. While the provision of such infrastructure will be mandated in developments, developers will be encouraged to go further to help achieve a comprehensive public charging network in public car parks, supermarkets and retail parks, railway stations, and where is safe to do so, at petrol filling stations. The provision of such infrastructure is essential to contribute towards the achievement of a zero carbon West Berkshire by 2030.

12 Development Control Policies: Fostering economic growth and supporting local communities

Policy DC 36

Parking and Travel Plans

Parking provision in association with development should ensure that all modes have the facilities they require and that the balance of provision of these facilities between different modes reflects the need for travel activity to minimise carbon emissions and environmental harm.

Cycle and motorcycle parking shall be provided in accordance with the Council's 'Cycling and Motorcycling Advice and Standards for New Development'. This sets out design standards and expected levels of provision for different types of development.

Electric vehicle charging points should be installed for all development. These charging points may vary from communal points where there are shared parking areas in non-residential developments or for developments of flats, to individual points associated with houses. The provision of electric vehicle charging points should follow the requirements set out in the Council's guidance 'Electric Vehicle Charging Points for new development'.

Non-residential parking

In addition to cycle and motorcycle parking and adequate provision of spaces for electric vehicles to plug-in, priority should be given to provision for other ultra-low emission vehicles, car sharing spaces and car club vehicles.

The level of vehicular parking required will be judged on a case by case basis and will take account of:

- the accessibility of the development
- the type, mix and use of development
- the availability of and opportunities for public transport
- local car ownership levels, and
- other locally specific issues.

Residential Parking for New Development

The layout and design of parking spaces should follow the parking design guidance included within the Council's 'Highway Design Guidance for Residential Development' in order that good quality homes and neighbourhoods are created.

The following levels of parking (as a minimum) should be provided for residential development within the curtilage of the dwellings and / or within formal parking areas. Zones 1, and 2, and the eastern urban settlements zone are detailed on the accompanying maps (as set out in Appendix 7) and Zone 3 covers all other parts of the District.

	Flats (+1 additional space per 5 flats for visitors)			Houses			
Bedrooms	**1**	**2**	**3**	**1**	**2**	**3**	**4**
Zone 1	0.75	1	2	1	1	2	2
Zone 2	1.25	1.5	2	1.25	2	2.5	2.5
Zone 3	1.5	1.75	2	1.5	2	2.5	3
Eastern urban settlements zone	1.5		2	1	2	2	3

There may be exceptional circumstances where there is a case for providing parking that does not accord with the above levels. These cases will be considered on an individual basis. Where flats and houses are built with bedrooms in excess of the thresholds given in the table above, these will be assessed on an individual basis.

Houses of multiple occupation represent special cases and will be dealt with on an individual basis.

Garages will not be counted as a parking space for the purposes of meeting the required levels of parking set out in this policy. Well-designed car ports will be accepted as a parking space.

Residential development resulting in an intensification of dwellings within an existing Residential Parking Zone will need to accommodate its parking needs within its site. The residents of the new development will not be eligible for a residents' parking permit under the Residents' Parking Scheme.

Travel Plans

The levels of parking for different modes as set out in this policy are required irrespective of whether the implementation of travel plan measures are associated with any given development.

Travel Plan measures will be required to be implemented in relation to most non-residential developments where a Transport Assessment is required as set out in Policy SP22.

For residential developments of 60 or more dwellings travel plan measures will be required to be implemented. Where appropriate, any development below 60 dwellings may be requested to implement travel plan measures. The judgement regarding the need for travel plan measures lies with the Local Planning Authority and will take into account any relevant specific local circumstances.

Residential developments of 10 or more dwellings will be required to provide new residents with a travel information pack containing relevant details to inform residents of their travel choices and encourage sustainable travel.

Supporting Text

12.50 The way in which we are travelling is changing and is likely to continue to change throughout the plan period. The provision of the appropriate levels of parking for different modes and purposes will remain a balancing act. The decarbonisation of transport will play a part as we prioritise the encouragement of active travel and make provision for the growth in ownership of electric cars and the influence of emerging technologies.

12.51 The way in which different parking areas are designed are important factors in creating good quality environments in the areas where people work and especially where people live. The parking and travel plans policy, along with the West Berkshire Highway Design Guidance for Residential Development, seeks to ensure the delivery of good quality neighbourhoods for West Berkshire.

12.52 To reflect the different levels of accessibility across the District, the policy refers to four parking zones. A broad description of these zones is included in the table below and they are shown on the maps included in Appendix 7. As part of the ongoing assessment work linked to this policy, the details of this appendix are under review.

12.53 The levels of parking for residential areas and the relevance of the zones have been developed following survey work from across the District covering different types of existing residential neighbourhoods.

Table 6 Parking zones for residential areas

Zone	Description	Areas
Zone 1	Core Town Centres plus 5 minute walking zone	Newbury and Thatcham
Zone 2	Communities with 500m buffer outside the adopted settlement boundary.	Newbury, Thatcham, Hungerford, Pangbourne and Theale outside any relevant Zone 1 to adopted settlement boundary, plus 500m buffer
Zone 3	Remainder of the District	All areas of the District not within Zone 1, Zone 2 or the Eastern urban settlements zone
Eastern urban settlements zone	The area of our eastern most settlements bordering the western administrative boundary of Reading Borough Council with a 500m buffer outside the adopted settlement boundary.	Calcot, Tilehurst and Purley-on-Thames

12.54 Travel Plan measures can be important in encouraging the uptake of sustainable and active travel and supporting the use of the various infrastructure and facilities built into developments – both residential and non-residential. Such measures could include but are not limited to: cycle training and promotion, personalised travel planning, discounted or taster tickets for bus or rail travel, car clubs and car sharing.

Policy DC 37

Public open space

Proposals for residential development of 10 dwellings or more will provide high quality public open space.

Wherever possible, on-site provision will be made to a standard of 3 – 4.3ha per thousand population. Where more appropriate to the circumstances of the site or the open space requirements, off-site provision or a financial contribution in lieu of provision will be considered.

Particular regard will be given to;

(a) The location, size, condition and nature of the land;

(b) The attractiveness, interest, multifunctionality, inclusivity and safety of the design, layout and facilities;

(c) The suitability of the site for an appropriate range of recreational activities both formal and informal, including whether there is undue fragmentation into small areas which would limit their recreational value and potential;

(d) The potential impact it has on protected sites or species and the contribution if makes to achieving biodiversity net gain;

(e) The avoidance of undue disturbance or harm to the amenity of adjoining residents and landowners through the design and layout of the space and distribution of activities within it;

(f) Its easy and safe accessibility from adjoining development areas by foot and cycle, and where necessary, public transport; and

(g) Whether the provision meets anticipated demands for participation now and in the future having regard to any national or Council strategies on leisure and sports provision.

Supporting text

12.55 Public open space is land available to satisfy the recreation and leisure needs of the community. It can fulfil a number of functions including amenity land, play areas, informal recreation and leisure or formal sporting activity. It will also fulfil an important function in supporting the overall green infrastructure in the district.

12.56 The NPPF requires local planning authorities to plan positively for the creation of open space as part of new developments, because it promotes physical activity, positive mental wellbeing and healthy childhood development.

12.57 New development places additional demands on the supply and resilience of existing open space. It is important that new residential development meets the standards set out in this policy to provide sufficient public open space for new residents.

12 Development Control Policies: Fostering economic growth and supporting local communities

12.58 Proposals for new housing will be acceptable only where they include appropriate public open space and recreational provision, both in terms of space and associated facilities / equipment. Where the proposal is for the redevelopment of a previously developed site which includes existing residential dwellings, the net increase in residents will be calculated so that only the additional pressure on open spaces as a result of the development is taken into consideration.

12.59 The need for public open space provision will be generated by residential schemes of all types including sheltered housing schemes for older persons. Open space that is provided with the intention of being used exclusively by residents will not be an acceptable alternative to public open space provision. The only exception will be for accommodation for the frail elderly and care homes (Use Class C2).

12.60 This policy may be satisfied through on-site provision, off-site provision, financial contributions or a combination of the three, taking into account local circumstances. In general terms, provision on site is preferred, but it is acknowledged that this is not suitable on all sites or for all types of open space. Ideally public open space provision should be grouped into larger 'park areas' where both formal and informal recreation activities can be properly integrated and managed. Particularly smaller sites are unlikely to be able to provide useable good quality space to the required standard. In applying the public open space standard the Council will not normally accept areas of less than 0.2 hectares (0.5 acres) in size, unless adjoining an existing area where the total together would exceed the minimum viable size.

12.61 Where off-site provision is made, the space must be made permanently available through formal agreement on other land in the applicant's control which is readily accessible from the development site and appropriate for public open space/recreational use.

12.62 Financial contributions to the council in lieu of open space provision will be accepted only where it will be possible to provide new public open space or other appropriate recreation facilities easily accessible to the development site within a reasonable period of time.

12.63 In assessing the suitability of proposed open space provision, the council expects not only the quantity standard to be met, but will consider the acceptability of the proposed provision. It will do so by reference to the criteria set out in the policy, and in consultation with relevant council officers and by reference to relevant Council evidence and strategies.

12.64 Public open space must provide sufficient diversity and quality to fulfil a variety of recreational roles, both formal and informal, with a balance between them that is appropriate to local needs and circumstances. Generally speaking a scatter of small areas has less recreational potential than one or two larger areas.

12.65 Open space should form a clearly defined focal point for the development, be fully integrated into the design of the scheme and readily accessible to all potential users including for management and maintenance purposes. Any development briefs or masterplans for sites are expected to make the open space one of the central pillars of the design ethos of the scheme.

12.66 Public open space should be genuinely available in perpetuity to the public at large. The Council will normally seek the transfer of public open space areas into local authority ownership/control in a condition appropriate for such use, and together with a reasonable sum for their ongoing maintenance.

Policy DC 38

Promotion of FTTP (fibre to the premises)

There is a presumption in favour of proposals for new residential or commercial development which deliver a 'fibre to the premises' (FTTP) connection at the time of construction, or, where this is not feasible, deliver the fastest viable connection as well as ducting to allow future FTTP connection.

Supporting text

12.67 Fast, reliable broadband internet access is essential for households to benefit from online services, and for businesses to compete in the UK and globally. It is critical to economic growth and social inclusion, particularly in more rural areas. Enhanced broadband also has the potential to reduce the need to travel and enables homeworking where this is desired or required.

12.68 The NPPF expects planning policies and decisions to support the expansion of electronic communications networks, including full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments, as these connections will, in almost all cases, provide the optimum solution.

12.69 With this in mind, the council will expect all new residential and commercial properties to be served by high speed reliable broadband, wherever possible in the form of fibre to the premises (FTTP), or any new or alternative technologies that may come forward during the lifetime of the Local Plan. Where it is not currently viable to deliver FTTP broadband, the fastest viable alternative connection should be provided, together with adequate ducting to allow FTTP connections to be made easily at a later date, without the additional costs of retrofitting.

12.70 Applications for major residential and employment development will be expected to be supported by a connectivity strategy which demonstrates how the development delivers future-proofed infrastructure and supports sustainable communications services, having regard to the latest appropriate Building Digital UK[39]strategy and other relevant industry guidance. Developers should engage with broadband providers at the earliest opportunity to enable the highest possible internet connection speeds to be provided in new developments.

12.71 The Council will work with the telecommunications industry to maximise access to super-fast broadband, wireless hotspots and improved mobile signals for all residents and businesses, assisting them in delivering their investment plans and securing funding to address any infrastructure deficiencies or barriers, including through the Superfast Berkshire project[40].

39 https://www.gov.uk/guidance/building-digital-uk
40 http://www.superfastberkshire.org.uk/

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Policy DC 39

Local shops, farm shops and community facilities

Provision of local shops and farm shops

There is a presumption in favour of the provision of local shops and farm shops, either in new developments or existing communities. Proposals for shops, where the net sales area is less than 280sqm will be exempt from the sequential test requirement.

New developments of 1,500 homes or more will be expected to include a local shop as part of the development scheme, located so as to maximise footfall and links to the existing community.

Provision of community facilities

There is a presumption in favour of the provision of new or enhanced community facilities. Proposals involving the provision, extension or redevelopment of community facilities will be supported where they satisfy all of the following criteria:

a) They meet a demonstrated local need;

b) The location is appropriate in terms of accessibility of facilities, services and public transport; and

c) The activities and/or operations associated with the development do not cause unacceptable harm to the amenity of nearby residents through noise, disturbance or obtrusive light.

Retention of local shops and community facilities, including Assets of Community Value

Development proposals for the change of use or loss of a convenience shop in a settlement where no other provision would be available will be resisted by the Council.

Development proposals for the change of use or loss of any premises and/or land currently or last used as a community facility, or a convenience shop (outside of a town, district or local centre), but where at least one other convenience shop is available, will be permitted where one of the following criteria is met:

a) Alternative provision is made available of equivalent or, where possible, greater community benefit which is easily accessible to the community it is intended to serve; or

b) It has been demonstrated through a realistic and active marketing exercise that the premises and/or land are no longer viable for their authorised use or any other use which would provide a beneficial facility for the local community; or

c) It has been demonstrated that:

i. Through a local needs assessment, that the need arising from the loss of the existing community facility could be accommodated within existing facilities which are easily accessible to the community; and

ii. Through a reduced realistic and active marketing exercise, that alternative community uses would not be viable.

Supporting text

12.72 There are a considerable number of small, local shops in West Berkshire that provide an important service for local communities and resist the need to travel by car to neighbouring settlements for everyday essentials. These shops can often be attached to local farms, further decreasing food miles by making sure that products are available to the local community whilst also diversifying the farm business model.

12.73 New proposals for shops outside of the defined centres for main town centre uses will only be considered appropriate where they have a net sales area floorspace of 280 sqm or less. The 280 sqm floorspace limit has been established in accordance with the Sunday Trading Act 1994 (as amended). This floorspace limit is not considered to affect the vitality and viability of the District's town or local centres and would provide store sizes to meet convenience and top-up shopping needs. When considering planning applications for new buildings or changes of use to local shops, appropriate planning conditions may be used to limit changes of use that otherwise would have been permitted development under the Town and Country Planning (Use Classes) Order 1987 (as amended).

12.74 West Berkshire has a considerable amount of settlements in rural areas, some quite large including Mortimer, Burghfield, Kintbury and Lambourn. Local shops are vital to the provision of goods and services to the communities they serve, providing a vital lifeline in some cases. They also reduce the need to travel by providing top up shopping facilities close to the communities they serve and provide community cohesion. The Council strongly supports the retention of local shops and planning permission for the loss of a local shop where there would be no alternative for the local community will be resisted.

12.75 The loss of local shops in instances where it is not the last such facility serving a community may be acceptable. This policy will not apply to the partial loss or subdivision of a local shop so long as the site or unit remains viable and functional as a local shop. To demonstrate compliance with this policy, a replacement shop nearby will be provided, potentially by the occupier relocating to an otherwise vacant unit. Or alternatively, it will be demonstrated that there is no viable future for the unit as a local shop.

Marketing

12.76 It is important that any necessary marketing:

- Explores all alternative local shops;
- Reflects a realistic price;
- Has been appropriate and genuine and that the record of all the marketing is presented with the application proposal.

12.77 The advice of the Council should be sought prior to the commencement of any marketing campaign to ascertain the period and extent of marketing required and to discuss the extent of alternative uses that should be explored. In all cases, the marketing process requires as a minimum:

- An official confirmation by the marketing agent that the premises were appropriately and extensively marketed with no reasonable offer for sale or rent;
- An enquiry log, how it was followed up and why it was unsuccessful;
- Evidence of extensive marketing via photos of physical signs and adverts, along with screenshots from online advertisements and accompanying analysis of activity.

12.78 A marketing period of at least six months will be required. Although it is recognised that some local shops are in areas proposed for redevelopment, which can bring wider community benefits, justification for the loss of the community facility will still be required unless the facility is being re-provided as part of redevelopment. The period of marketing must end on a date within the six months prior to the date of a planning application being submitted.

12.79 However, if an applicant wishes to demonstrate that the community's needs would be met by existing facilities in the surrounding area, this will need to be supported by an assessment of local need. This assessment will need to demonstrate that there are available and suitable facilities which would meet community needs and are easily accessible relative to the facility being lost.

Community Facilities

12.80 Community facilities are those which positively contribute towards the wellbeing of local people by providing valued local services and opportunities for participation in social and cultural activities. Examples include theatres, community halls and pubs – such as The Tally Ho! In Hungerford which was purchased by the community under the Community Right to Bid (see below).

12.81 Public houses in particular serve important social, community and economic functions in maintaining the viability of rural villages and the vitality of larger urban areas. Public houses also have important links to leisure and tourism, and contribute to the distinctiveness of towns and villages. The loss of a public house from a village or rural community can be especially severe if it is the only remaining facility in the area and is a focal point for the community. While the Council cannot prevent a public house from closing, it can influence the outcome of applications for changes of use, including conversions to private dwellings. The Council will encourage the combination of services or activities, such as post offices, shops or related brewing functions with the existing public house use.

12.82 Any attempts to sell the business at a price which reflects its current use should relate to the business in its entirety, and not to parts of it, for example the buildings without the accompanying garden or car park. The partial redevelopment or change of use of a key facility (such as the car park or garden) will not be permitted where it is considered that this may prejudice its economic viability or future operation.

Assets of Community Value

12.83 The Council maintains a register of Assets of Community Value (ACVs). The Community Right to Bid was introduced as part of the Localism Act (2011) and gives the District's voluntary and community organisations the ability to nominate local land or buildings to be included in the list of ACVs. Once an asset is listed, this places some restrictions on the owner if they decide to put it up for sale.

12.84 It is important to note that the listing only gives a specific period of time for groups to prepare a bid. It does not oblige or require the owner to accept a bid and after a six-month period, normal market conditions resume.

12.85 Any building or land which is a confirmed ACV will be considered to be needed by the community. When undertaking marketing of a confirmed ACV, engagement with the community group which has made the nomination will be necessary to comply with this policy. The Council will look to landowners and freeholders to fulfil, as a minimum, the requirements of the appropriate regulations.

Appendix 1 Monitoring and Delivery

1.1 Will be included in the draft version of the LPR

Appendix 2 Evolution of the LPR

2.1 Will be included in the draft version of the LPR

Appendix 3 Settlement Boundary Review

Review of settlement boundaries

As part of our Local Plan Review (LPR), we are undertaking a review of the settlement boundaries across the District. Settlement boundaries are a long established planning tool. They identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.

We committed to reviewing the boundaries for all settlements as part of the Local Plan Review to 2037 when we undertook a partial review for some settlements as part of our work on the Housing Site Allocations Development Plan Document (HSADPD). As part of the review process we are including settlements with current boundaries as set out below, but also other settlements that currently do not have settlement boundaries in order to confirm whether our existing approach to them is still appropriate.

Table 7 Settlements with current boundaries

Settlements with current boundaries			
Aldermaston	Burghfield Common	Hampstead Norreys	Streatley
Aldermaston Wharf	Chieveley	Hermitage	Tadley/Pamber Heath
Ashmore Green	Cold Ash	Hungerford	Thatcham
Beenham	Compton	Kintbury	Theale
Boxford	Curridge	Lambourn	Tidmarsh
Bradfield	Donnington	Leckhampstead	Eastern Urban Area (Tilehurst, Calcot, Purley)
Bradfield Southend	East Garston	Lower Basildon	Upper Basildon
Brightwalton	East Ilsley	Mortimer	Upper Bucklebury
Brightwalton Green	Eastbury	Newbury	West Ilsley
Brimpton	Eddington	Pangbourne	Woolhampton
Burghfield	Enborne Row	Peasemore	Wickham
Burghfield Bridge	Great Shefford	Stockcross	Yattendon

We are taking a landscape led approach to the drawing of settlement boundaries and the criteria we are using is set out below. We have a wealth of information already contained in landscape character assessments and community led documents such as town and village design statements, parish plans and neighbourhood development plans which we are using as a guide. We are also undertaking

a detailed 'on the ground' community led assessment of each individual settlement. This work is being undertaken in co-operation with parish and town councils and neighbourhood planning groups and is still in progress.

Revised Settlement Boundary Review Criteria

The Council will take a landscape led approach to the drawing of settlement boundaries.

When reviewing the boundary for any given settlement the Council will consult the following sources, where relevant:

- Landscape Character Assessment for West Berkshire (2019)
- North Wessex Downs AONB Landscape Character Assessment (2002)
- Landscape Sensitivity Studies (2009) for Newbury, Thatcham, Hungerford and West Reading
- Landscape Sensitivity Assessments (2011) for the rural service centres and service villages in the North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Landscape Capacity Assessments (2014 and 2015) for potential housing sites in the AONB
- Historic Landscape Characterisation and Historic Environment Character Zoning
- Historic Environment Record
- Settlement character studies such as Village, Town and Parish Design Statements
- Conservation Area Appraisals
- Adopted Parish Plans and Neighbourhood Plans

In conjunction with any relevant recommendations from the above studies the Council will also apply the following principles in the revision of settlement boundaries:

Principles of inclusion of land uses

Settlement boundaries identify the main built up area of a settlement within which development is considered acceptable in principle, subject to other policy considerations. While allowing for development, settlement boundaries protect the character of a settlement and prevent unrestricted growth into the countryside. They create a level of certainty about whether or not the principle of development is likely to be acceptable.

Where practicable and barring the exceptions set out below, boundaries will usually follow clearly defined features such as walls, hedgerows, railway lines and roads. Where possible, preference will be given to using features that are likely to have a degree of permanence as some features can change over time. Where development is on one side of the road only, the settlement boundary will be drawn along the edge closest to the settlement. Some boundaries may also follow along the rear of built development in order to prevent inappropriate development, for instance where dwellings have large back gardens.

Boundaries will include:

- The main settlement area. i.e. the area of close knit physical character
- Sites allocated through the Local Plan and Neighbourhood Plan processes
- Curtilages which are contained, are visually part of the built up area and are separated from the open or wider countryside
- Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement)
- Existing community facilities (such as churches, schools and village halls) which are physically and visually related to the settlement

- Single plots or other similar small scale development opportunities which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing built up area, taking account of any environmental development constraints.

Boundaries will exclude:

- Highly visible areas such as exposed ridges, land forms or open slopes on the edge of settlements
- Open undeveloped parcels of land on the edges of settlements which are not either functionally or physically or visually related to the existing built up area
- Recreational or amenity open space which extends into the countryside or primarily relates to the countryside in form and nature. This includes designated Local Green Space.
- Tree belts, woodland areas, watercourses and other features which help to soften, screen existing development and form a boundary to the settlement
- Areas of isolated development which are physically or visually detached from the settlement and areas of sporadic, dispersed or ribbon development
- Large gardens or other areas, such as orchards, paddocks, allotments, cemeteries and churchyards, which visually relate to the open countryside rather than the settlement
- The extended curtilages of dwellings where future development has the capacity to harm the structure, form and character of the settlement
- Loose knit arrangements of buildings on the edge of a settlement
- Farmsteads, agricultural buildings, or converted agricultural buildings on the edge of a settlement which relate more to the rural context
- Horse related development, minerals extraction, landfill, water features, public utilities (sewage treatment plants, substations) on the edge of a settlement
- Important gaps between developed areas in fragmented settlements. Settlement boundaries do not need to be continuous. It may be appropriate, given the nature and form of a settlement, to define two or more separate elements of it.
- Roads, tracks and public rights of way running along the edge of a settlement.

Specific issues to be considered on a site by site basis:

- The wider setting and important views both into and out of the settlement will, where appropriate, be taken into account
- School playing fields
- Garden centres and plant nurseries
- Employment and leisure uses located on the edge of settlements will be considered according to their scale, functionality, visual and physical relationship to the settlement.
- Existing commitments for built development where development is underway and built out or substantially built out will be considered according to their scale and physical relationship with the settlement.

Maps of individual settlements will be included in the Draft Local Plan Review 2020-2037 due to be published in Spring 2021.

Appendix 4 AWE Policy Development Category Examples

Type	Description
External hazards	
Commercial & industrial	Developments (including those requiring either Hazardous Substances Consent and / or have to be notified under the Pipeline Safety Regulations) in the vicinity of the nuclear site which have the potential to constitute an external hazard. For example those: · that involve the handling, processing, transport and storage of chemicals having a potential for explosions or for the production of gas clouds capable of deflagration or detonation; · in which asphyxiant, toxic, or corrosive materials are stored, processed, transported and otherwise dealt with, that can be discharged under normal or accident conditions; · that could increase the likelihood of missiles or any other form of impact loading such as wind turbines (blade detachment) and military facilities (missiles, aircraft); · that could increase the likelihood of electromagnetic interference, and/or electrical transmission grid instability; · that could increase the likelihood of seismic activity, such as mining and hydraulic fracturing sites · that could increase the likelihood of flooding or blockage of cooling water inlets by silt, debris or biological phenomena such as algae or other forms of marine life, which could have an adverse effect on nuclear safety systems.
Developments likely to adversely affect the operation of the off-site emergency plan	
Businesses and general industry	Including offices, financial institutions, research and development facilities, laboratories, high technology and light industry employing more than 50 people, wind farms, aircraft runways and runway extensions.
Storage or Distribution	Wholesale warehouses, repositories, petrol filling stations.
Hotels	Hotels, motels, boarding and guest houses.
Residential Institutions	Residential schools and colleges, hospitals and convalescent/nursing homes.
Secure Residential Institution	Use for a provision of secure residential accommodation, including a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
Residential	Residential housing, flats, caravan sites.
Non-residential Institutions	Places of worship, church halls, clinics, health centres, churches, day nurseries, consulting rooms, museums, public halls, libraries, art galleries, exhibition halls, law courts, non-residential education and training centres, supermarkets and retail parks.
Assembly and Leisure	Cinemas, concert and conference venues, sporting establishments, leisure pools, skating rinks, gymnasiums, other indoor and outdoor sports and leisure uses.

Appendix 5 Critical Infrastructure Schedule of the Infrastructure Delivery Plan

5.1 Will be included in the draft version of the LPR

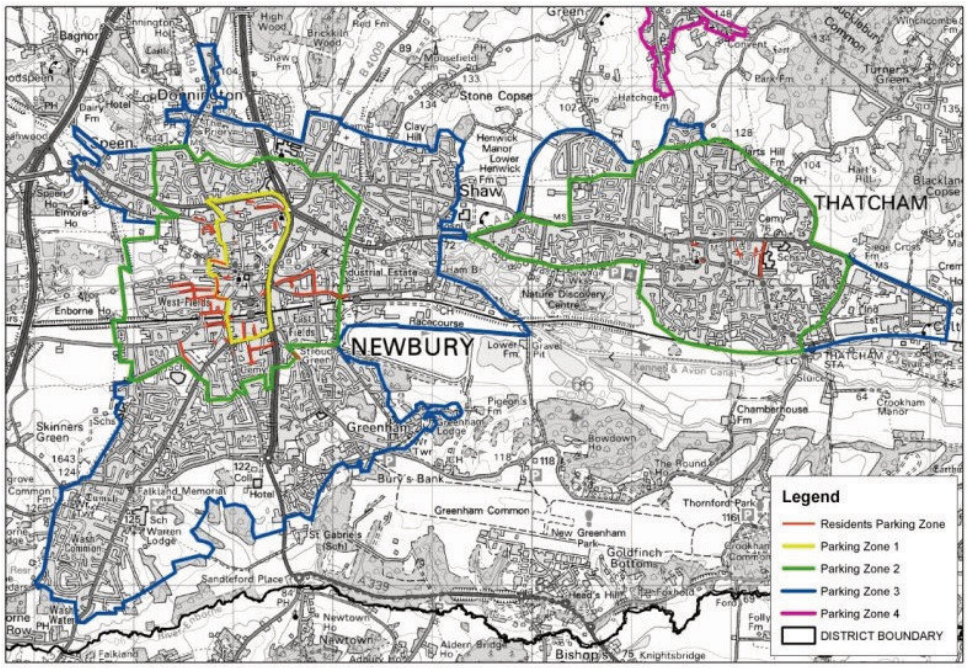
Appendix 6 Existing Designated Employment Areas

Existing Designated Employment Areas

Site Name
Arlington Business Park
Beenham Industrial Estate
Calleva Park
Castle Estate
Charnham Park
Colthrop Estate
Green Lane
Hambridge Road/Lane
Horseshoe Park
London Road Industrial Estate
Lowesdon Works
Membury Estate
Newbury Business Park
Paices Hill/Youngs Industrial Estate
Red Shute Hill
Smitham Bridge (Hungerford Trading Estate)
Station Road and adjacent estates
Station Yard
Theale Lakes at Sheffield Bottom
Turnpike Estate

Appendix 7 Residential Parking Zones

Residential Parking Zone - Newbury and Thatcham



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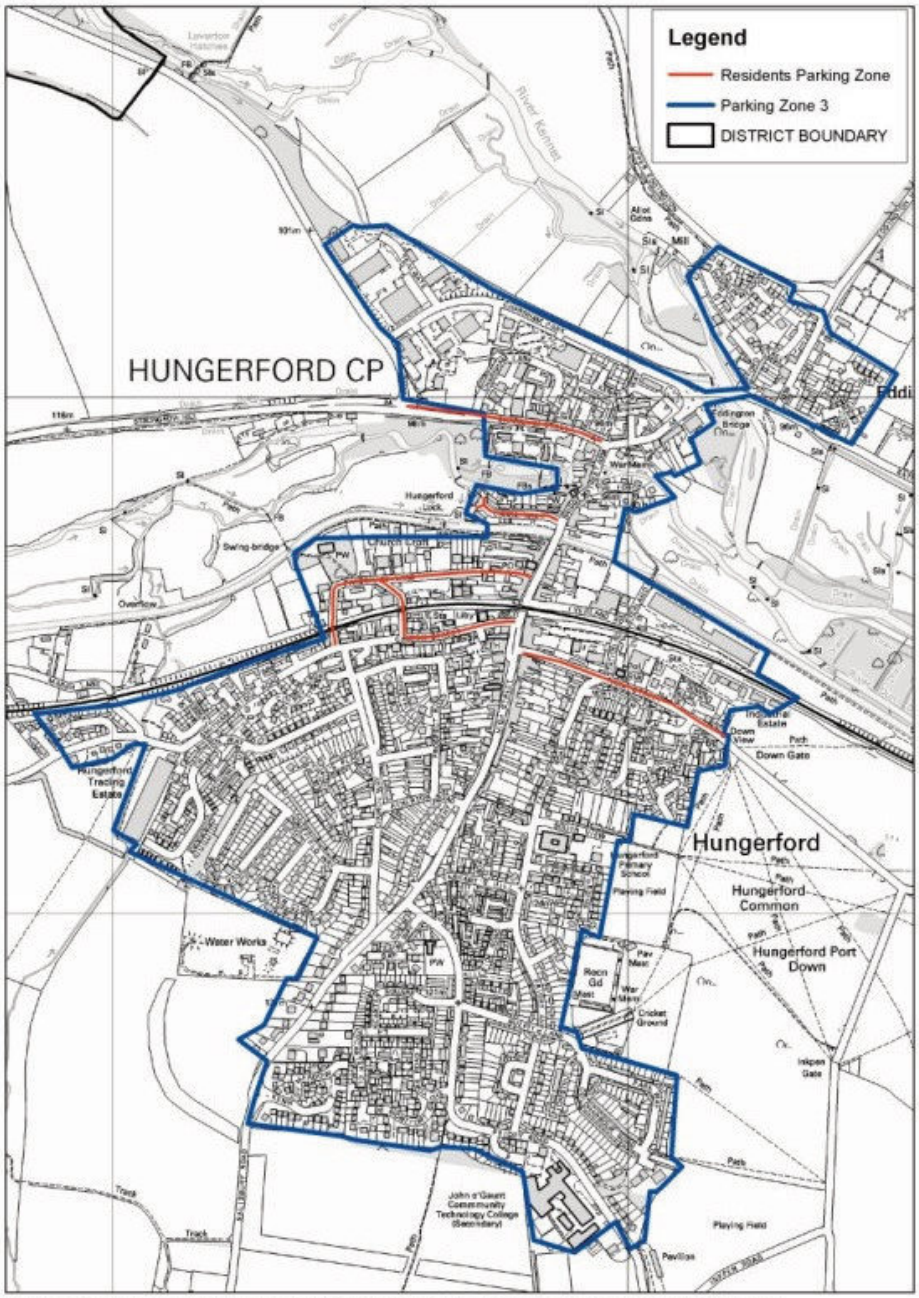
7 Residential Parking Zones

Residential Parking Zone - Hungerford



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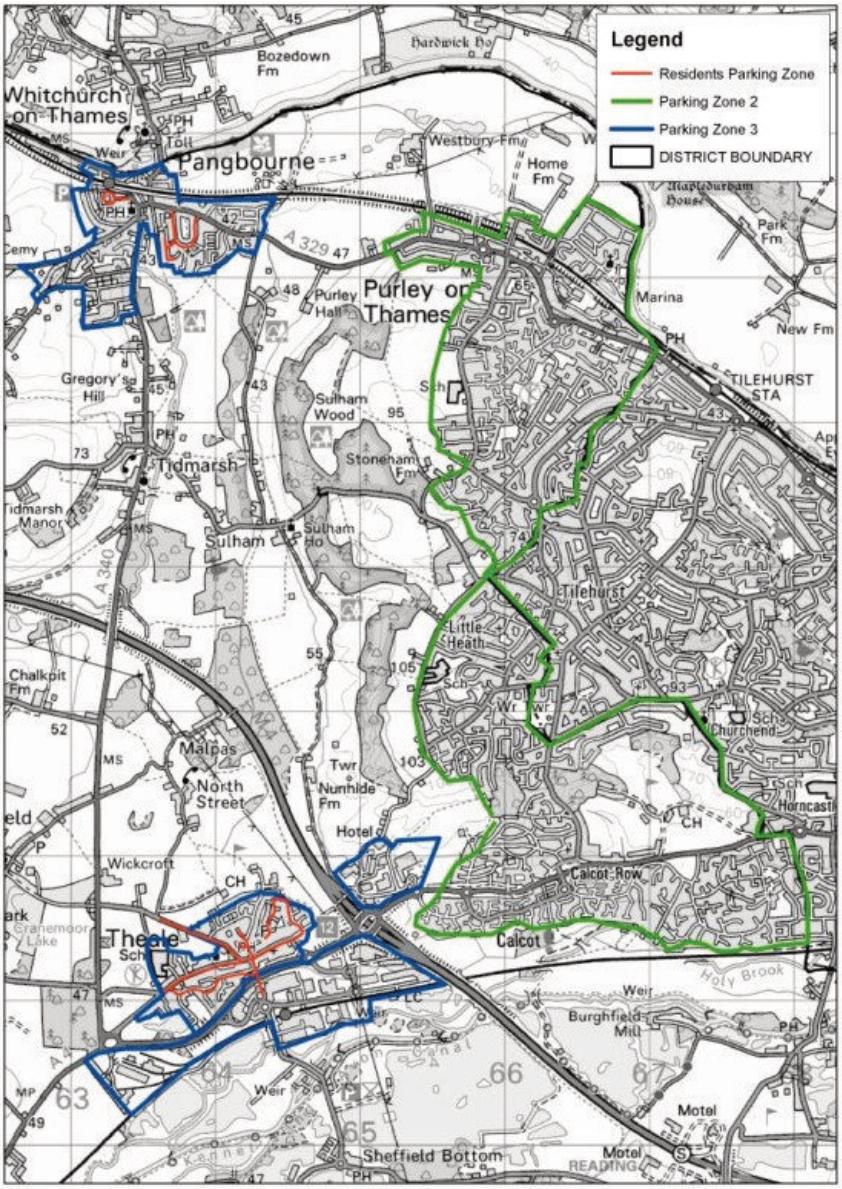
Residential Parking Zone - Pangbourne, Theale & Eastern Settlements



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Appendix 8 How policies applied in NP context

8.1 Will be included in the draft version of the LPR

Appendix 9 Schedule of policies to be superseded/ deleted

Details of how Local Plan Review 2020-2037 policies replace the saved policies of the West Berkshire District Local Plan 1991-2006, the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026

Local Plan Review 2020-2037 Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
SP1 Spatial strategy	-	ADPP1 Spatial strategy; ADPP2 Newbury; ADPP3 Thatcham; ADPP4 Eastern Area; ADPP5 AONB; ADPP6 East Kennet Valley; CS1 Delivering new homes and retaining the housing stock	C1 Location of new housing in the countryside
SP2 North Wessex Downs AONB	-	ADPP5 AONB	-
SP3 Settlement hierarchy	-	ADPP1 Spatial strategy	-
SP4 AWE Aldermaston and Burghfield	-	CS8 Nuclear installations - AWE Aldermaston and Burghfield	-
SP5 Responding to climate change	-	-	-
SP6 Flood risk	-	CS16 Flooding	-
SP7 Design principles	-	CS14 Design principles	GS1 General site policy; C3 Design of housing in the countryside
SP8 Landscape character	-	CS19 Historic environment and landscape character	-
SP9 Historic environment	-	CS19 Historic environment and landscape character	-

9 Schedule of policies to be superseded/ deleted

Local Plan Review 2020-2037 Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
SP10 Green infrastructure	RL5 Kennet and Avon Canal; RL5A The River Thames	CS18 Green infrastructure	-
SP11 Biodiversity and geodiversity	-	CS17 Biodiversity and geodiversity	-
SP12 Approach to housing delivery	-	CS1 Delivering new homes and retaining the housing stock	-
SP13 Sites allocated for residential and mixed use development in Newbury and Thatcham	-	-	-
SP14 Sites allocated for residential and mixed use development in the Eastern Area	-	-	-
SP15 Sites allocated for residential and mixed use development in the North Wessex Downs AONB	-	-	-
SP16 Sandleford strategic site allocation	-	CS3 Sandleford strategic site allocation	-
SP17 North east Thatcham strategic site allocation	-	-	-
SP18 Housing type and mix	RL5 Kennet and Avon Canal	CS4 Housing type and mix	-
SP19 Affordable housing	-	CS6 Provision of affordable housing	-

Schedule of policies to be superseded/ deleted 9

Local Plan Review 2020-2037 Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
SP20 Strategic approach to economic development and hierarchy of centres	ECON5 Town centre commercial areas; ECON6 Future of the former Greenham Common Airbase; SHOP1 Non retail uses in primary shopping frontages; SHOP3 Retail areas and retail warehousing	CS9 Location and type of business development; CS11 Hierarchy of centres	-
SP21 Sites allocated for economic development	-	CS9 Location and type of business development	-
SP22 Transport	TRANS1a Road Schemes; TRANS1 Meeting the transport needs of new development; TRANS3 A34/M4 Junction 13 Chieveley	CS13 Transport	-
SP23 Infrastructure requirements and delivery	-	CS5 Infrastructure requirements and delivery	-
RSA1 The Kennet Centre	-	-	
RSA2 North of Newbury College	-	-	HSA1 North of Newbury College Newbury; GS1 General site policy
RSA3 Bath Road, Speen	-	-	HSA2 Bath Road Speen; GS1 General site policy
RSA4 Coley Farm, Stoney Lane, Newbury	-	-	HSA3 Coley Farm Stoney Lane Newbury; GS1 General site policy
RSA5 Land adjoining New Road, Newbury	-	-	-

9 Schedule of policies to be superseded/ deleted

Local Plan Review 2020-2037 Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
RSA6 Greenham Road, Newbury	-	-	HSA4 Greenham Road Newbury; GS1 General site policy
RSA7 Lower Way, Thatcham	-	-	HSA5 Lower Way Thatcham; GS1 General site policy
RSA8 Poplar Farm, Cold Ash	-	-	HSA6 Poplar Farm Cold Ash; GS1 General site policy
RSA9 St. Gabriels Farm, The Ridge, Cold Ash	-	-	HSA7 St. Gabriels Farm The Ridge Cold Ash; GS1 General site policy
RSA10 Stonehams Farm, Tilehurst (site A)	-	-	HSA9 Stonehams Farm Tilehurst; GS1 General site policy
RSA11 Stonehams Farm, Tilehurst (site B)	-	-	HSA10 Stonehams Farm Tilehurst; GS1 General site policy
RSA12 Purley Rise, Purley on Thames	-	-	HSA11 Purley Rise Purley on Thames; GS1 General site policy
RSA13 Bath Road, Calcot	-	-	HSA12 Bath Road Calcot; GS1 General site policy
RSA14 Dorking Way, Calcot	-	-	HSA13 Dorking Way Calcot; GS1 General site policy
RSA15 The Green, Theale	-	-	HSA14 The Green, Theale; GS1 General site policy
RSA16 Whitehart Meadow, Theale	-	-	-

Local Plan Review 2020-2037 Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
RSA17 Former Sewage Treatment Works, Theale	-	-	-
RSA18 Pondhouse Farm, Burghfield Common	-	-	HSA15 Pondhouse Farm Burghfield Common; GS1 General site policy
RSA19 The Hollies, Burghfield Common	-	-	HSA16 The Hollies Burghfield Common; GS1 General site policy
RSA20 Land north of Bath Road, Woolhampton	-	-	-
RSA21 Salisbury Road, Hungerford	-	-	HSA18 Salisbury Road Hungerford; GS1 General site policy
RSA22 Lynch Lane, Lambourn	-	-	HSA22 Lynch Lane Lambourn; GS1 General site policy
RSA23 Newbury Road, Lambourn	-	-	HSA20 Newbury Road Lambourn; GS1 General site policy
RSA24 Stretton Close, Bradfield Southend	-	-	HSA22 Stretton Close Bradfield Southend; GS1 General site policy
RSA25 Land north of Southend Road, Bradfield Southend	-	-	-
RSA26 Land at Chieveley Glebe, Chieveley	-	-	-
RSA27 Pirbright Institute, Compton	-	-	HSA23 Pirbright Institute Compton; GS1 General site policy

9 Schedule of policies to be superseded/ deleted

Local Plan Review 2020-2037 Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
RSA28 Land west of Spring Meadows, Great Shefford	-	-	-
RSA29 Charlotte Close, Hermitage	-	-	HSA24 Charlotte Close Hermitage; GS1 General site policy
RSA30 Old Farmhouse, Hermitage	-	-	HSA25 Old Farmhouse Hermitage; GS1 General site policy
RSA31 land adjoining The Haven, Kintbury	-	-	-
RSA32 New Stocks Farm, Paices Hill	-	-	TS1 New Stocks Farm Paices Hill
RSA33 Long Copse Farm, Enborne	-	-	TS2 Long Copse Farm Enborne
DC1 Development in the countryside	-	-	C1 Location of new housing in the countryside
DC2 Health and wellbeing	-	-	-
DC3 Building sustainable homes and businesses	-	CS15 Sustainable construction and energy efficiency	-
DC4 Environmental nuisance and pollution control	OVS5 Environmental nuisance and pollution control; OVS6 Noise pollution; OVS7/8 Hazardous substances	-	-
DC5 Water quality	-	-	-
DC6 Water resources	-	-	-
DC7 Air quality	-	-	-
DC8 Conservation Areas	-	-	-
DC9 Listed buildings	-	-	-

Schedule of policies to be superseded/ deleted 9

Local Plan Review 2020-2037 Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
DC10 Non designated heritage assets	-	-	-
DC11 Registered parks and gardens	-	-	-
DC12 Registered battlefields	-	-	-
DC13 Assets of archaeological importance	-	-	-
DC14 Trees, woodland and hedgerows	-	-	-
DC15 Entry level exception schemes	-	-	-
DC16 Rural housing exceptions	-	-	C2 Rural housing exceptions
DC17 Self and custom build	-	CS4 Housing type and mix	-
DC18 Specialised housing	-	CS4 Housing type and mix	-
DC19 Gypsies, Travellers and Travelling Showpeople		CS7 Gypsies, Travellers and Travelling Showpeople	TS3 Detailed planning considerations for traveller sites
DC20 Retention of mobile home parks	HSG14 Retention of mobile home parks	-	-
DC21 Residential use of space above shops and offices	HSG13 Residential use of space above shops and offices	-	-
DC22 Housing related to rural workers	ENV27 Development on existing institutional and educational sites in the countryside	-	C5 Housing related to rural workers

9 Schedule of policies to be superseded/ deleted

Local Plan Review 2020-2037 Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
DC23 Conversion of existing redundant and disused buildings in the countryside to residential use	-	-	C4 Conversion of existing redundant buildings in the countryside to residential use
DC24 Replacement of existing dwellings in the countryside	-	-	C7 Replacement of existing dwellings
DC25 Extension of residential curtilages in the countryside	-	-	C8 Extension of residential curtilages
DC26 Subdivision of existing dwellings in the countryside	-	-	-
DC27 Residential extensions	House Extensions Supplementary Planning Guidance (SPG)	-	C6 Extension of existing dwellings in the countryside
DC28 residential annexes	-	-	-
DC29 Residential space standards	-	-	-
DC30 Residential amenity	-	-	-
DC31 Designated employment areas	ECON7 Safeguarding rail based industry at Theale	CS9 Location and type of business development	-
DC32 Supporting the rural economy	ENV16 Farm diversification; ENV19 The re-use and adaption of rural buildings (in relation to economic uses); ENV27 Development on existing institutional and educational sites in the countryside	CS10 Rural economy	-

Schedule of policies to be superseded/ deleted 9

Local Plan Review 2020-2037 Policy	Superseded West Berkshire District Local Plan 1991-2006 Policy	Superseded West Berkshire Core Strategy 2006-2026 Policy	Superseded Housing Site Allocations DPD 2006-2026 Policy
DC33 Redevelopment of previously developed land in the countryside	-	-	-
DC34 Equestrian / racehorse industry	ENV29 Development involving accommodation for horses	CS13 Equestrian / racecourse industry	-
DC35 Transport infrastructure	TRANS1a Road Schemes; TRANS1 Meeting the transport needs of new development; TRANS3 A34/M4 Junction 13 Chieveley	-	-
DC36 Parking and travel plans	TRANS1 Meeting the transport needs of new development	-	P1 Residential parking in new development
DC37 Public open space	RL1 Public open space provision in residential schemes; RL2 Provision of public open space (methods); RL3 Selection of public open space and recreation sites	-	-
DC38 Promotion of fibre to the premises	-	-	-
DC39 Local shops, farm shops and community facilities	SHOP5 The encouragement of local and village shops; Public Houses Supplementary Planning Guidance (SPG)	-	-

The following site allocation policies from both the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026 have not been carried forward as part of the Local Plan Review 2020-2037 as they have either been built out or are nearing completion:

9 Schedule of policies to be superseded/ deleted

- CS2 Newbury Racecourse strategic site allocation
- HSA8 land to the east of Sulham Hill, Tilehurst
- HSA17 land to the north of the A4, Woolhampton
- HSA21 Land north of Pangbourne Hill, Pangbourne
- HSA26 Land east of Laylands Green, Kintbury

Appendix 10 Glossary

10.1 Will be included in the draft version of the LPR

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