

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

## West Berkshire Local Plan



# West Berkshire Core Strategy (2006 - 2026)

## Contents

<b>Section 1 Introduction</b>	<b>5</b>
What is the Core Strategy?	5
<b>Section 2 Background and Challenges</b>	<b>6</b>
Consultation	6
Relationship with Other Strategies	6
About West Berkshire	8
Cross Boundary Issues	9
Evidence Base	10
Strengths, Weaknesses, Opportunities and Threats	11
Content of the Core Strategy	14
<b>Section 3 Shaping West Berkshire - Vision and Objectives</b>	<b>15</b>
Spatial Vision	15
Strategic Objectives	16
<b>Section 4 The Spatial Strategy</b>	<b>18</b>
Introduction	18
Spatial Strategy	19
Newbury and Thatcham	24
Eastern Area	30
North Wessex Downs AONB	34
The East Kennet Valley	39
<b>Section 5 Core Policies</b>	<b>42</b>
Delivering New Homes and Retaining the Housing Stock	42
Newbury Racecourse Strategic Site Allocation	45
Sandleford Strategic Site Allocation	46
Housing Type and Mix	48
Infrastructure	50
Affordable Housing	51
Gypsies, Travellers and Travelling Showpeople	54
AWE Aldermaston and AWE Burghfield	56
Employment and the Economy	59
Town Centres	65

## Contents

Equestrian/Racehorse Industry	68
Transport	71
Design Principles	73
Sustainable Construction and Energy Efficiency	75
Flooding	77
Biodiversity	79
Green Infrastructure	83
Historic Environment and Landscape Character	85
<b>Section 6 Monitoring Framework</b>	<b>89</b>
<b>Appendix A: Strategic Objectives</b>	<b>99</b>
<b>Appendix B: Housing Land Supply</b>	<b>103</b>
<b>Appendix C: Sandford Concept Plan</b>	<b>106</b>
<b>Appendix D: Critical Infrastructure Schedule of the Infrastructure Delivery Plan</b>	<b>107</b>
<b>Appendix E: Biodiversity Opportunity Areas</b>	<b>110</b>
<b>Appendix F: Saved Local Plan Policies replaced by Core Strategy</b>	<b>112</b>
<b>Appendix G: List of Protected Employment Areas</b>	<b>114</b>
<b>Glossary</b>	<b>115</b>
<b>NPPF Policy</b>	
NPPF Policy	5
<b>Spatial Policies</b>	
Area Delivery Plan Policy 1 Spatial Strategy	19
Area Delivery Plan Policy 2 Newbury	25
Area Delivery Plan Policy 3 Thatcham	28
Area Delivery Plan Policy 4 Eastern Area	32
Area Delivery Plan Policy 5 North Wessex Downs Area of Outstanding Natural Beauty	35
Area Delivery Plan Policy 6 The East Kennet Valley	40
<b>Core Policies</b>	
Policy CS 1 Delivering New Homes and Retaining the Housing Stock	42

## Contents

Policy CS 2 Newbury Racecourse Strategic Site Allocation	45
Policy CS 3 Sandford Strategic Site Allocation	46
Policy CS 4 Housing Type and Mix	48
Policy CS 5 Infrastructure Requirements and Delivery	50
Policy CS 6 Provision of Affordable Housing	51
Policy CS 7 Gypsies, Travellers and Travelling Showpeople	54
Policy CS 8 Nuclear Installations - AWE Aldermaston and Burghfield	56
Policy CS 9 Location and Type of Business Development	59
Policy CS 10 Rural Economy	64
Policy CS 11 Hierarchy of Centres	65
Policy CS 12 Equestrian/Racehorse Industry	68
Policy CS 13 Transport	71
Policy CS 14 Design Principles	73
Policy CS 15 Sustainable Construction and Energy Efficiency	75
Policy CS 16 Flooding	77
Policy CS 17 Biodiversity and Geodiversity	79
Policy CS 18 Green Infrastructure	83
Policy CS 19 Historic Environment and Landscape Character	85



## Section 1 Introduction

### What is the Core Strategy?

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

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

#### NPPF Policy

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

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

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

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