

Housing Site Allocations DPD (2006-2026)

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1 Background

1 Background

1.1 The Housing Site Allocations Development Plan Document (DPD) is the second DPD within West Berkshire's Local Plan.

1.2 It has been prepared following the adoption of the West Berkshire Core Strategy in July 2012 which sets out the overall planning framework. The Core Strategy allocates strategic development sites in Newbury (Newbury Racecourse and Sandford Park). It also sets out strategic policies.

1.3 The role of the Housing Site Allocations DPD is now to implement the framework set by the Core Strategy by allocating non-strategic housing sites across the District in accordance with the spatial strategy of the Core Strategy. This means that the sites to be allocated are in the areas that the Core Strategy sets out, based on evidence, as suitable for some level of future growth and that the proposals will conform to the policy details set out in the Core Strategy.

1.4 Sites for Gypsies, Travellers and Travelling Showpeople are also proposed for allocation and the Housing Site Allocations DPD also includes updated residential parking standards and a set of policies to guide housing development in the countryside.

Approach to housing numbers

1.5 The DPD does not reassess the housing requirement set out in the Core Strategy. This sets out a housing requirement for the District of 'at least' 10,500 net additional dwellings from 2006 to 2026 which is an annual requirement of 525 dwellings per annum. The Core Strategy was prepared at a time when the housing number for the District was allocated via the regional tier of Government which has now been abolished.

1.6 The Council is now required by national policy set out in the National Planning Policy Framework (NPPF) to meet the 'objectively assessed housing needs' of the area. Work has been undertaken in partnership with the other local authorities in Berkshire and the Thames Valley Berkshire Local Enterprise Partnership (LEP⁽¹⁾) to establish how much housing West Berkshire will need in the future through the production of a Strategic Housing Market Assessment (SHMA). This has identified an objectively assessed need figure of 665 dwellings per annum over the period 2013 - 2036. This does not translate directly into a housing requirement for the District due to the need to take into account factors such as environmental constraints and the Duty to Cooperate. The SHMA, and what the future requirement should be, will be considered as part of the preparation of the new Local Plan. This will allocate additional development and will look longer term to 2036, as well as dealing with other policy issues. 1000 homes are already committed post 2026 as part of the long term Sandford Park allocation. Appendix 1 demonstrates how the housing requirement in the Core Strategy can be met.

1.7 The Housing Site Allocations DPD implements the remainder of the housing requirement identified in the Core Strategy. The sites allocated by this DPD will help boost the supply of housing land significantly in the short to medium term.

1.8 The Council reports on the progress that is made on the provision of housing in its Annual Monitoring Report (AMR) which is available on the Council's website.

1.9 The Plan should be read in conjunction with the Policies Map, which shows all policy boundaries and areas to which the policies apply.

¹ Local Enterprise Partnerships (LEPs) are voluntary partnerships between local authorities and businesses set up in 2011 by the Government (Department for Business, Innovation and Skills) to help determine local economic priorities and lead economic growth and job creation within the local area. They replaced the Regional Development Agencies.

Consultation

1.10 Early consultation on the Housing Site Allocations DPD included two newsletters and workshops with Parish and Town Councils as part of the process of shortlisting and selecting sites to be included within the DPD. These workshops took place in January and February 2014.

1.11 Between 30 April and 11 June 2014 we held a consultation about the scope and content of the DPD. This was a regulatory consultation and we notified specified bodies and persons of the proposed subject of the DPD and asked them to make representations. We received over 40 responses and carefully considered and responded to the points made. This information is set out in the Statement of Consultation that accompanies the DPD.

1.12 Between 25 July and 12 September 2014, we held phase 1 of the preferred options consultation, setting out shortlisted housing allocations, proposed sites for Gypsies, Travellers and Travelling Showpeople as well as a policy on residential parking standards and an updated policy to guide the future development of Sandford Park. This was an optional period of consultation, but in the Council's view an important one as it provided an opportunity to comment at an early stage of the planning process and enabled us to take views into account before final decisions were made.

1.13 Between 19 September and 31 October 2014, we held phase 2 of the preferred options consultation, which was on the draft policies to guide housing in the countryside.

1.14 We received over 8,500 comments during these consultations. The comments received provided very useful information to help inform the decision making process. A Statement of Consultation was produced which summarised the key points made during the consultation and also responded to the issues raised. The Statement of Consultation accompanies the DPD.

1.15 We then produced the proposed submission draft of the Housing Site Allocations DPD. The proposed submission documents included the following:

- The Housing Site Allocations Development Plan Document (DPD)
- The Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)
- Statement of Consultation
- The Proposed Submission Policies Map
- The Duty to Cooperate Statement
- The Habitat Regulations Assessment (HRA).

1.16 There are a number of supporting and evidenced based documents which informed the preparation of the DPD. These include a Landscape Assessment, a Transport Assessment and a Gypsy and Traveller Accommodation Assessment. These are all available on the Council's website.

1.17 We sought comments on the soundness and legal compliance of the proposals in the DPD between 9 November and 24 December 2015. Following the consultation, all the responses were submitted to the Secretary of State who appointed an independent Planning Inspector to examine the DPD.

1.18 Examination hearing sessions were held in June and July 2016 to discuss a number of issues upon which the Inspector required clarification. During the hearing sessions the Inspector asked the Council to undertake additional work. The Inspector then sought additional comments on this work from participants who attended the relevant hearing sessions. Based on the outcomes of the hearing sessions and the additional work undertaken, the Inspector issued his preliminary findings on 17 October 2016. The findings were without prejudice to his final report but set out the Main Modifications

1 Background

he considered were required in order to make the DPD sound. We sought comments on the soundness and legal compliance of the proposed Main Modifications between 12 December 2016 and 30 January 2017. Following the consultation, all the responses were submitted to the Inspector who considered them all in reaching his conclusions. The Inspector's Report was received on 6 April 2017.

Duty to Cooperate

1.19 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.

1.20 Work on satisfying the Duty takes place on an ongoing basis. Early work focused on identifying the key strategic issues that would need to be considered as part of the preparation and delivery of the DPD in conjunction with other local authorities and prescribed bodies. The Council's approach to strategic planning has subsequently been prioritised and is being undertaken on this basis. The Duty to Cooperate Statement which accompanies the DPD sets out in detail how the Council is cooperating on strategic cross-boundary issues in order to create and deliver a positively prepared plan.

Spatial Strategy - where are the houses proposed to go and why?

1.21 This DPD contains sites for future housing development. These are set out in four spatial areas, to deliver the framework of the adopted West Berkshire Core Strategy. The spatial strategy builds on the existing settlement pattern of West Berkshire, with a particular focus on Newbury as the District's main urban centre. The spatial strategy is based on evidence and this was examined as part of the Core Strategy.

1.22 The four spatial areas reflect the distinct characteristics of the different parts of West Berkshire, and use the District's settlement hierarchy of Urban Areas, Rural Service Centres and Service Villages as the focus for development within these areas. The four spatial areas are:

- Newbury and Thatcham, including the Service Village of Cold Ash.
- The Eastern Area, which includes the Eastern Urban Area (Tilehurst, Calcot and Purley on Thames) and the Rural Service Centre of Theale.
- The East Kennet Valley, including the Rural Service Centres of Burghfield Common and Mortimer and the Service Villages of Aldermaston and Woolhampton.
- The North Wessex Downs AONB which includes the Rural Service Centres of Hungerford, Lambourn and Pangbourne and the Service Villages of Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage and Kintbury.

1.23 The settlement hierarchy of the Core Strategy sets out that whilst the urban areas will be the focus of development in West Berkshire, there will also be development in Rural Service Centres which provide the role of a focal point for the surrounding villages and rural areas in terms of the provision of services and facilities. Service Villages will accommodate more limited development, appropriate to the character and function of the village, in order to meet local needs.

1.24 The Core Strategy sets out a vision for each of the four spatial areas, showing how each area is expected to change and evolve to 2026. This is followed by a set of bullet points which show how the vision will be implemented, what the level of growth will be and how this level of growth for each area will be delivered.

Background 1

1.25 It is now the case that the spatial strategy will be reviewed before 2026, as part of the preparation of the new Local Plan for the District and due to the need to accommodate a higher level of housing in West Berkshire that covers a longer time period.

1.26 Housing allocations have been made in general conformity with the Core Strategy. Information about these allocations, including a policy to guide the development of each site, is set out in Section 2, divided by spatial area. All of the detailed background information on how the sites have been selected is set out in the Sustainability Appraisal/Strategic Environmental Assessment that forms part of the proposed submission documents.

How have the housing sites been selected?

1.27 We held a 'call for sites' in the spring of 2013 which led to an update of the Strategic Housing Land Availability Assessment (SHLAA) being published in December 2013. The role of the SHLAA is to identify a range of sites that may have potential for housing development over the coming years. The SHLAA provides a basket of sites from which choices are made through the preparation of the DPD.

1.28 The DPD has to be based on evidence, and so all of the sites have been assessed against the same planning criteria to assess the suitability of each of the sites for development. These criteria are set out in the background paper which accompanies the Housing Site Allocations DPD. The site selection criteria have their basis in national and local policy, focusing on the three elements of sustainability (environmental, social and economic) in accordance with the National Planning Policy Framework (NPPF).

1.29 Workshops were held with the Parish and Town Councils during the spring of 2014 in order to discuss the SHLAA sites and to get their views at an early stage of the process. Technical consultees were also asked for their comments on the sites during the site selection process. Further information on this is also set out in the background paper that accompanied the Proposed Submission DPD.

1.30 Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) is a key part of the site selection process. This focuses on the significant sustainability effects of the DPD and considers reasonable alternatives that take into account the social, environmental and economic objectives. The SA/SEA objectives have been used to assess the sustainability of the sites and the outcomes of this process have been set out in the SA/SEA Report.

1.31 This resulted in preferred options for housing development which were consulted on during July to September 2014. In some cases the sites were presented as a range of options, from which choices needed to be made following the consultation and further technical work.

1.32 After the consultations, the comments were all assessed and the technical issues raised in them followed up. Further technical work has also been undertaken (such as a Transport Assessment and further Landscape Assessment work) to establish whether or not sites are deliverable and are the most appropriate reasonable alternatives. This has led to a number of them being confirmed as allocations and some of them not being taken forward. The SA/SEA work has been updated to take into account any updated evidence and the consultation outcomes.

1 Background

Neighbourhood Plans

1.33 The Council will support communities wishing to develop a Neighbourhood Development Plan (NDP). Any Neighbourhood Development Plans coming forward following the adoption of this DPD will help to boost the supply of housing across the district, adding additional flexibility. Any future allocations and housing requirements for Neighbourhood Development Plans to deliver will be considered as part of the new Local Plan.

Settlement boundary reviews

1.34 Settlement boundaries identify the main built up area of a settlement within which development is likely to be 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 which is helpful for Development Management Officers, Council Members, applicants and members of the public.

1.35 Criteria for reviewing the settlement boundaries formed part of the preferred options consultation and were updated as a result of the consultation. This DPD has only reviewed the settlement boundaries for those settlements within the settlement hierarchy set out in the Core Strategy. All settlement boundaries, including those below the settlement hierarchy, will be reviewed through the new Local Plan. The settlement boundaries have been re-drawn to include the developable areas of the allocated sites. In some instances the allocated sites are larger due to requirements for landscape buffers. These buffers generally remain outside settlement boundaries. Additional sites where the current identified development potential is too small to be allocated (typically those which are below 5 dwellings) have also been included within the revised settlement boundaries where this is in accordance with the criteria.

1.36 As part of this work there have been no changes made to the settlement boundaries of Aldermaston and Great Shefford, and the settlement boundary of Mortimer will be reviewed through the forthcoming Neighbourhood Development Plan (NDP). The settlement boundary review criteria and maps can be found in Appendix 6.

Sites for Gypsies, Travellers and Travelling Showpeople

1.37 There is a requirement for West Berkshire Council, as the Local Planning Authority, to identify sites to meet the needs of Gypsies, Travellers and Travelling Showpeople. National policy sets out a need to set pitch and plot targets which address the likely permanent and transit accommodation needs in the area, working in partnership with neighbouring authorities.

1.38 Any pitch provision must be based on evidence and so a Gypsy and Traveller Accommodation Assessment (GTAA) has been carried out. This was carried out by an independent consultant, using a shared methodology with other Berkshire authorities. The GTAA has informed the number and location of pitches/plots required.

1.39 A 'call for sites' exercise was held between 28 April and 27 May 2014 in which interested parties could suggest sites they considered suitable for Gypsies, Travellers and Travelling Showpeople. A total of five sites were submitted, including requests from owners of some existing authorised sites to extend their sites and/or increase the number of pitches. In addition to these submitted sites four other sites were considered; one existing unauthorised site, a site which was promoted through the

Background 1

SHLAA for Gypsies and Travellers (EUA035), a site where planning permission had lapsed and a Council owned site. The potential suitability of each site was assessed to see which would be suitable to take forward as preferred sites.

1.40 During the consultation, further information was received which had implications for which of the preferred options could be confirmed as allocations. This led to the approach to site provision being revised. The DPD now allocates a site at Paices Hill for 8 permanent pitches and a site for Travelling Showpeople at Longcopse farm in Enborne for 24 plots. Further allocations will need to be made in a future Local Plan for the District.

1.41 This information is set out in Section 3 of the DPD.

Policies to guide housing development in the countryside

1.42 Given the importance of the landscape within West Berkshire, both inside and outside the AONB, and the pressures for development, it is important to provide clear, up to date planning policy guidance to ensure a sound starting point for development management decisions.

1.43 A review was therefore undertaken of all the 'saved' policies from the previous Local Plan (West Berkshire District Local Plan 1991-2006) which related to the management of housing in the countryside and which were still in force as part of the development plan.

1.44 The new policies in this DPD reflect national policy and respond to local issues in West Berkshire. All of the policies relate to new housing in the countryside as well as the potential to extend existing housing and to convert or redevelop existing buildings to housing.

1.45 A 6 week period of consultation was held between 19 September and 31 October 2014 on preferred options policies. 165 comments were received during the consultation, and these are summarised in the Statement of Consultation, together with the Council's response. Following the consultation some changes were made to the draft policies to take into account the comments received.

1.46 Policies for housing in the countryside are set out in Section 4 of the DPD.

Parking standards for new residential development

1.47 Levels of parking provision and the way in which they are designed are important factors in creating good quality environments where people want to live. Standards for car parking have now been developed which seek to ensure the delivery of good quality developments in West Berkshire. These standards take into account national policy set out in the National Planning Policy Framework (NPPF) and take into account factors such as the accessibility of the development, the size, type, mix and use of the development, local car ownership levels, existing levels of parking provision and the overall need to reduce the use of high-emission vehicles.

1.48 Some changes to the preferred options policy on parking standards were made following the consultation and further technical analysis. The parking standards for residential development are included within Section 5 of the DPD and are accompanied by a background paper (Background Topic Paper for Residential Parking Policy) which is available separately.

Policies Map

1.49 The Plan should be read in conjunction with the Policies Map, which shows all policy boundaries and the areas to which the policies apply.

2 Housing Sites

2 Housing Sites

2.1 All site allocations are subject to a planning application. The following policy sets out the criteria which all allocated sites within the development plan must comply with. This is followed by a section for each of the spatial areas which sets out a specific policy, accompanied by an indicative site plan, for each site allocated in this DPD. These site specific policies may amplify the points below and the DPD should be read as a whole. Information is also provided on changes to the settlement boundaries.

Policy GS 1

General Site Policy

All sites will be delivered in accordance within the West Berkshire development plan⁽²⁾ and adopted Supplementary Planning Documents and Guidance. In addition, the policy criteria below will apply to each site:

- Each allocated site will be masterplanned and delivered as a whole to achieve a comprehensive development that ensures the timely and coordinated provision of infrastructure, services, open space and facilities. A single planning application will be submitted for each allocated site, either an outline or full application, to ensure this comprehensive approach to development is achieved.
- An integrated water supply and drainage strategy will be provided in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. All sites that are not connected to the mains sewerage system will ensure there are no deleterious effects to Special Areas of Conservation (SACs) and river and wetland Sites of Special Scientific Interest (SSSIs).
- Measures will be included to improve accessibility by, and encourage use of, non-car transport modes. These measures will be set out as follows:
 - In a Travel Plan if the site is of 80 dwellings or more (within parking zone 3).
 - In a Travel Plan if the site is of 50 dwellings or more (within parking zone 1, zone 2 and in the Eastern Urban Area zone).
 - In a Travel Information Pack if the development is 10 or more dwellings.
- Main internal walking and cycle routes for the site will be provided and will be linked to existing routes including the Public Rights of Way network. They will also take advantage of the landscape features of value within the site. Opportunities to improve external routes to services and facilities will be sought.
- Measures will be provided to mitigate the impact of development on the local road network. Sites of 30 dwellings or more will require a Transport Statement. Sites of 60 dwellings or more will require a full Transport Assessment.
- Where any part of a site is underlain by aggregate mineral deposits then consideration of policies 1 and 2 of the Replacement Minerals Local Plan for Berkshire (Saved Policies)⁽³⁾ will be required.

² The West Berkshire development plan currently consists of the saved policies of the West Berkshire Local Plan 1991-2006, the saved policies of the Replacement Minerals Local Plan for Berkshire, the saved policies of the Waste Local Plan for Berkshire, the West Berkshire Core Strategy, the West Berkshire Housing Site Allocations DPD, and the South East Plan (May 2009), only insofar as Policy NRM6 applies.

³ Or any other policy document replacing this Plan.

Housing Sites 2

- A Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute *Guidelines for Landscape and Visual Impact Assessment 3rd ed. 2013* will be provided for each site. This will inform the final capacity, development design and layout of the site and requirements for green infrastructure and the provision of public open space.
- Development will respond positively to the local context, ensuring a high quality of design that responds effectively to the character of the surrounding area.
- Necessary infrastructure will be provided at a rate and scale that meets the needs that arise from the development as a whole, in accordance with both the most up to date Infrastructure Delivery Plan (IDP) and through conformity with the appropriate standards.
- All adverse impacts on habitats and species of principal importance for the conservation of biodiversity in England and other biodiversity will be addressed through avoidance, appropriate buffering, on-site mitigation and where applicable, off-site compensation measures.

2 Housing Sites

Spatial Area - Newbury and Thatcham (including Cold Ash)

2.2 The Newbury and Thatcham area includes not only the two towns but the surrounding area, including the parishes of Greenham, Enborne, Shaw-cum-Donnington and parts of Speen and Cold Ash. Newbury is the main town and administrative centre for the District, with a wide range of retail, employment, leisure and community services and facilities. Thatcham has a more modest level of facilities and has experienced rapid housing growth over the last few decades.

2.3 Both towns are surrounded by attractive countryside and the area has a number of important environmental and heritage assets including ancient woodlands, local wildlife sites, SSSIs and, in the case of Newbury, a designated battlefield site.

2.4 The Core Strategy sets out, in the spatial strategy, a housing requirement for the spatial area of approximately 6,300 new homes between 2006 and 2026. More detailed information about the housing requirement is set out in the background paper that accompanies the DPD.

2.5 Newbury is the main focus for housing growth over the plan period with new housing development to be integrated into the town, supporting the vitality of the town centre and accompanied by enhanced services, facilities and infrastructure, as outlined in the Infrastructure Delivery Plan. Strategic sites have already been allocated at Newbury Racecourse, where development is well underway, and at Sandleford Park. The Sandleford Park site adds additional flexibility into housing delivery with approximately 1000 units proposed to be developed after 2026.

2.6 There is also significant potential on previously developed land, particularly in the town centre and periphery, including the Market Street site which will see the development of an “urban village” linking the railway station to the town centre. The London Road Industrial Estate has scope for comprehensive regeneration during the next 15 years in order to maximise the potential of the site.

2.7 There have been a significant number of sites promoted on greenfield land adjacent to Thatcham and a number of these are still being actively promoted for development. The Core Strategy does not, however, identify Thatcham for significant growth in this plan period due to rapid expansion in recent years. The role of Thatcham and its potential for strategic level development which can deliver infrastructure, such as schools and community facilities, will be considered through the preparation of the new Local Plan.

2.8 The Core Strategy identifies Cold Ash as a Service Village where some limited development would be appropriate.

2.9 The comments received during the public consultation were useful in helping to inform the site selection process, raising issues to be considered further as part of the decision making process.

Newbury

Policy HSA 1

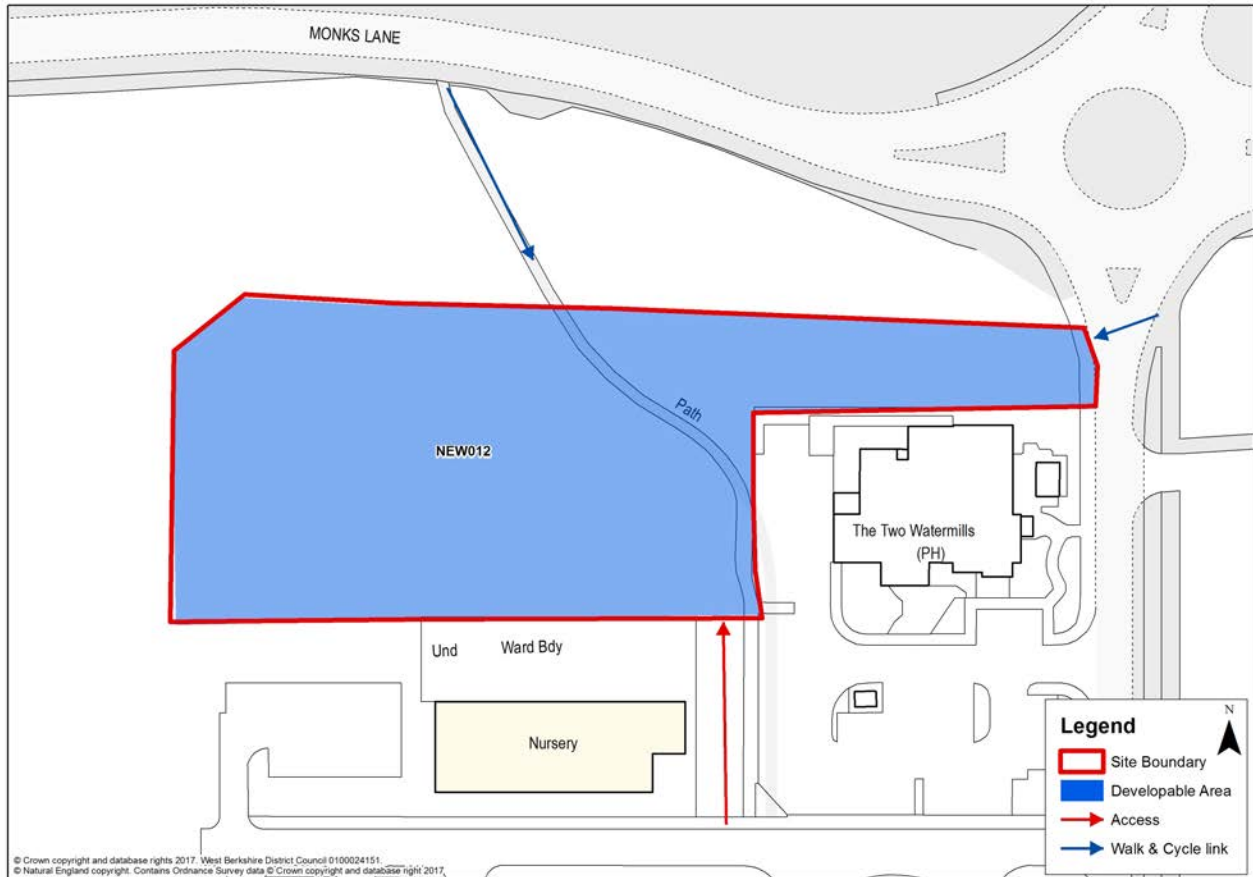
Land north of Newbury College, Monks Lane, Newbury (site reference NEW012)

This site has a developable area of approximately 0.5 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings.
- Accessed via the west of the public house onto Monks Lane via the existing roundabout.
- Informed by an air quality survey that will advise on any necessary mitigation measures.
- Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site.
- 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 Sandford Park and a new primary school to the south of the Newbury College site.
 - Traffic calming and road safety measures to avoid conflict with users of Newbury College.
 - Linkages into existing footpaths and cycleways.

2 Housing Sites

Land north of Newbury College, Monks Lane, Newbury - Policy HSA1



Delivering and Monitoring - Policy HSA1

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA 2

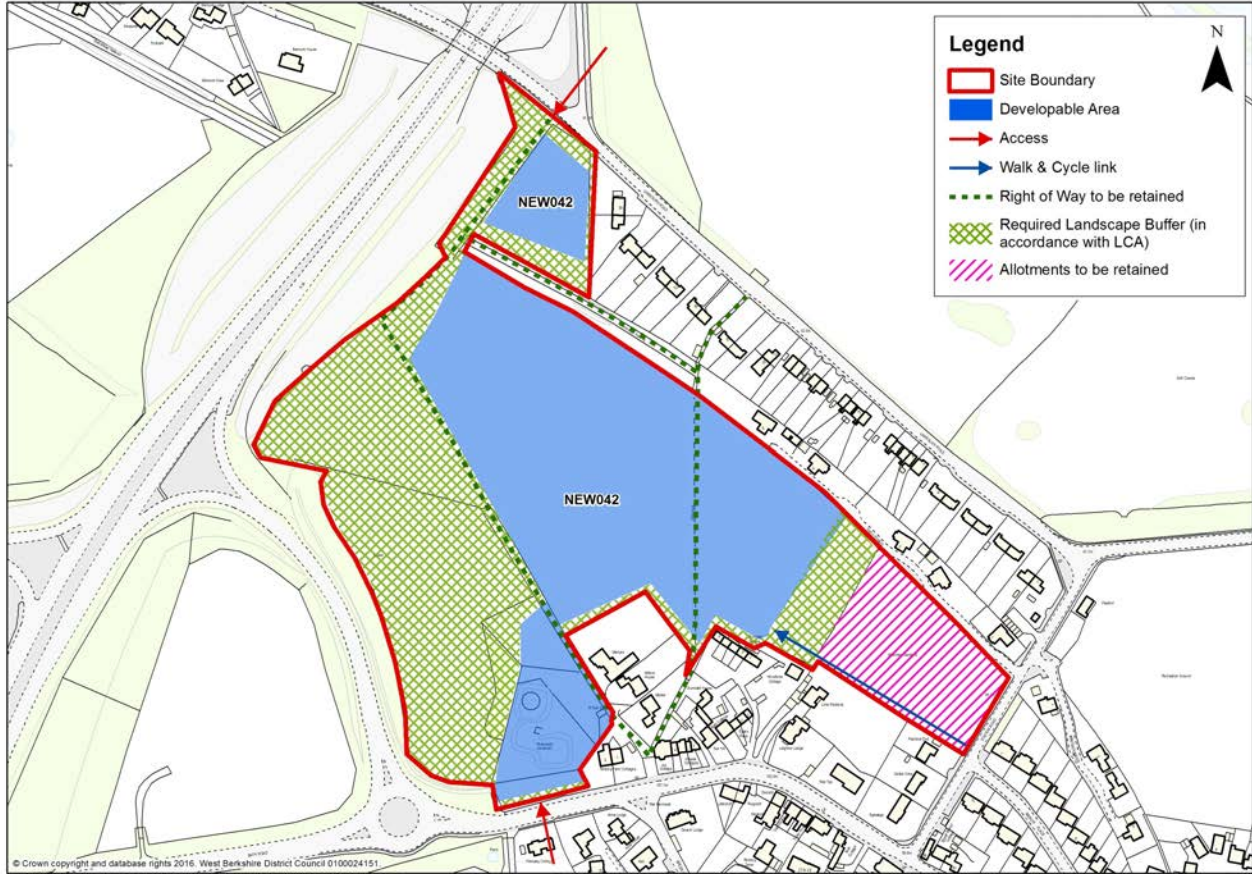
Land at Bath Road, Speen, Newbury (site reference NEW042)

This site has a developable area of approximately 4.8 hectares and will be delivered in accordance with the following parameters:

- The comprehensive delivery of approximately 100 dwellings.
- 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.
- Informed by a noise and air quality survey which will advise on appropriate mitigation measures given the proximity of the site to the A34.
- Informed by an archaeological desk based assessment and field evaluation to assess the historic environment potential of the site.
- 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.
- 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.
- Development will protect and enhance the special architectural and historic interest of the Speen Conservation Area .
- The rural character of the existing Public Rights of Way across the site will be protected.

2 Housing Sites

Land at Bath Road, Speen, Newbury, Policy HSA2



Delivery and Monitoring - Policy HSA2

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA 3

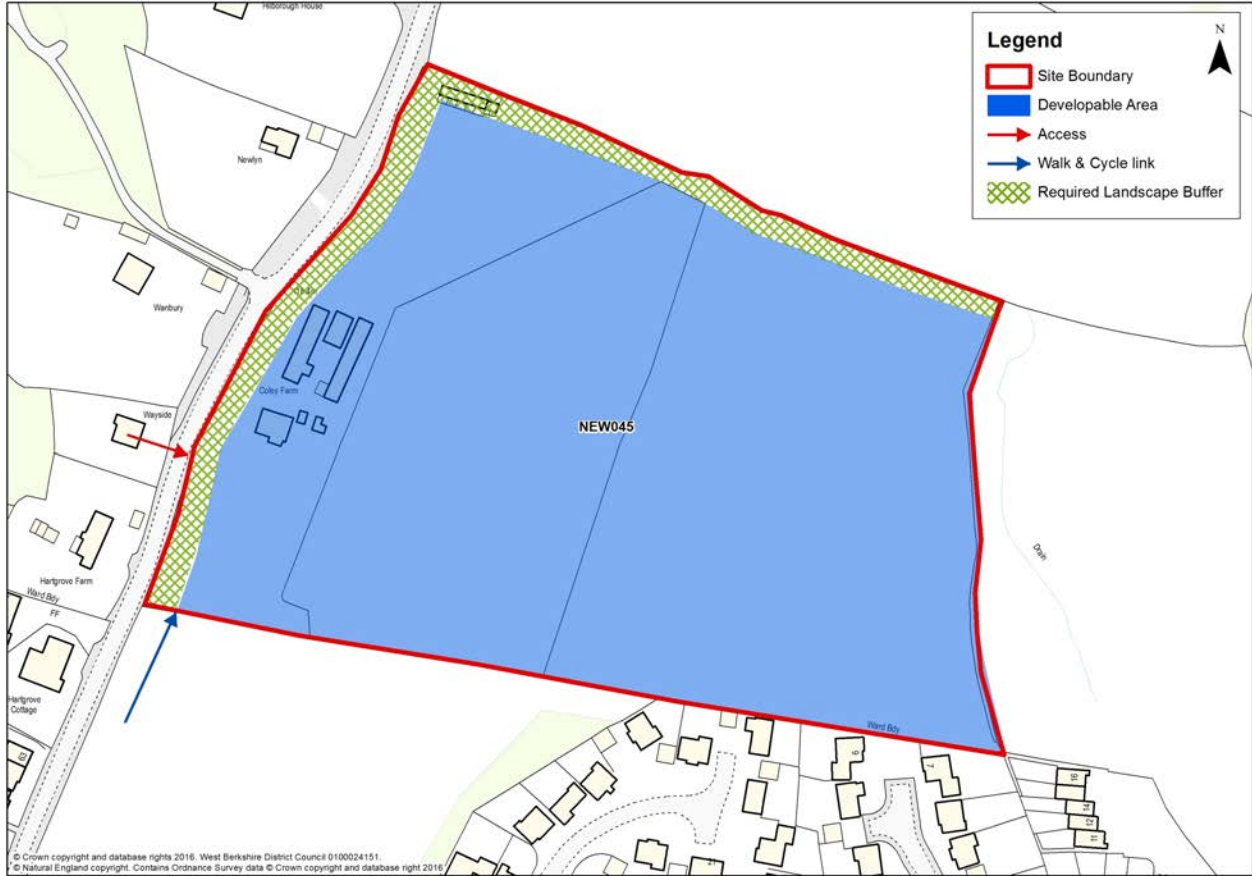
Land at Coley Farm, Stoney Lane, Newbury (site reference NEW045)

This site has a developable area of approximately 3.3 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 75 dwellings.
- 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.
- 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.
- 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.
- 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.
- 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.

2 Housing Sites

Land at Coley Farm, Stoney Lane, Newbury - Policy HSA3



Delivery and Monitoring - Policy HSA3

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA 4

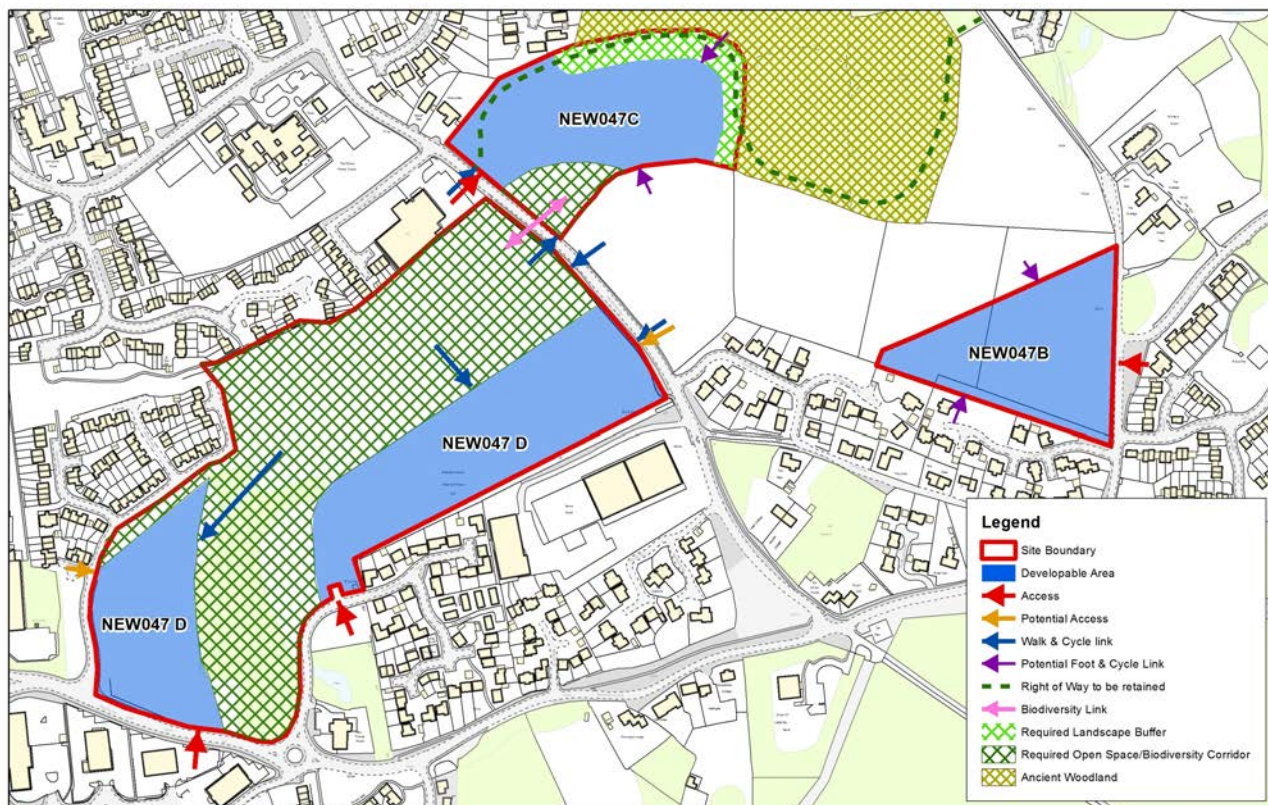
Land off Greenham Road and New Road, South East Newbury (site references NEW047B; NEW047C; NEW047D)

Together these sites have a developable area of 7.7 hectares and it is proposed that they are masterplanned comprehensively to provide a phased and permeable development, with NEW047D being delivered first. The sites will be delivered in accordance with the following parameters:

- 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.
- Includes accesses from Pinchington Lane, Greenham Road and New Road.
- 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.
- 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.
- Informed by a Transport Assessment that takes into account committed development including the Sandleford Park proposal.
- 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.

2 Housing Sites

Land off Greenham Road and New Road, South East Newbury - Policy HSA4



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Delivery and Monitoring - Policy HSA4

This site is expected to start to deliver early and to make an immediate contribution to the supply of land needed to demonstrate a five year housing land supply. NEW047D will be the first part of the site to come forward, to be followed by NEW047B and NEW047C. The delivery of the site will be monitored and reported in the Council's AMR.

London Road Industrial Estate - Area of Regeneration

2.10 The redevelopment of the London Road Industrial Estate is a long held vision of the Council, who has confirmed a development partner to work with and signed a development agreement. The site has scope for comprehensive regeneration during the next 15 years in order to maximise the potential of the site, which at present is not efficiently laid out and does not provide an attractive environment for modern day use.

2.11 A key aspiration of the regeneration is to increase the type and level of employment opportunities on the site, including the potential to provide a high quality office environment to supplement current office provision in Newbury Town Centre and to attract inward investment. This would positively respond to the imbalance in employment uses identified within the adopted Core Strategy.

2.12 The wider site, both that within the protected employment area and that outside, has potential for mixed use development, including a mix of employment generating uses and other appropriate commercial uses, and opportunities to provide residential development which could deliver additional homes in an attractive and sustainable environment within walking distance of Newbury town centre.

2.13 The site also has potential to provide other improvements; the London Road Industrial Estate has now been opened up to the A339 and there is scope for environmental benefits utilising the site's location adjacent to the canal.

2.14 A comprehensive masterplan for the site is currently being prepared. Due to the timing of this and the site's location within the settlement boundary of Newbury, it is not intended to identify the site for allocation and it is not included in the housing supply numbers within the DPD. However, it has been included within the DPD in order to make clear the Council's intentions and to add further potential flexibility into the housing provision.

Settlement Boundary

2.15 The settlement boundary of Newbury has been redrawn as follows. The revised settlement boundary is shown on the Policies Map and can also be found in Appendix 6.

- Includes the developable area of allocated site NEW045.
- Excludes area of woodland to north of Manor Park Development.
- Includes existing dwellings at Shaw Farm Road (NEW032).
- Includes Shaw Village Hall and Allotments (NEW051).
- Includes the developable area of allocated site NEW042.
- Boundary altered to cross the Canal to the west of Newbury in line with Northcroft Lane car park, rather than follow the river into the centre of Newbury and the Canal out of the centre of Newbury.
- Includes the developable area of the allocated site at Sandleford Park (NEW030), including NEW103, 104, 012, Newbury Rugby Club and Newbury College.
- Includes Greenham mobile home park.
- Includes existing development at Capability Way.
- Greenham and Newbury settlement boundaries combined into a single settlement boundary as a result of development at Capability Way.
- Includes developable area of allocated sites NEW047B, NEW047C and NEW047D.
- Boundary altered at north of Lamtarra Way to include curtilage of existing dwellings.
- Boundary moved around the developable area of the allocated site at Newbury Racecourse (NEW034).

2 Housing Sites

Thatcham

Policy HSA 5

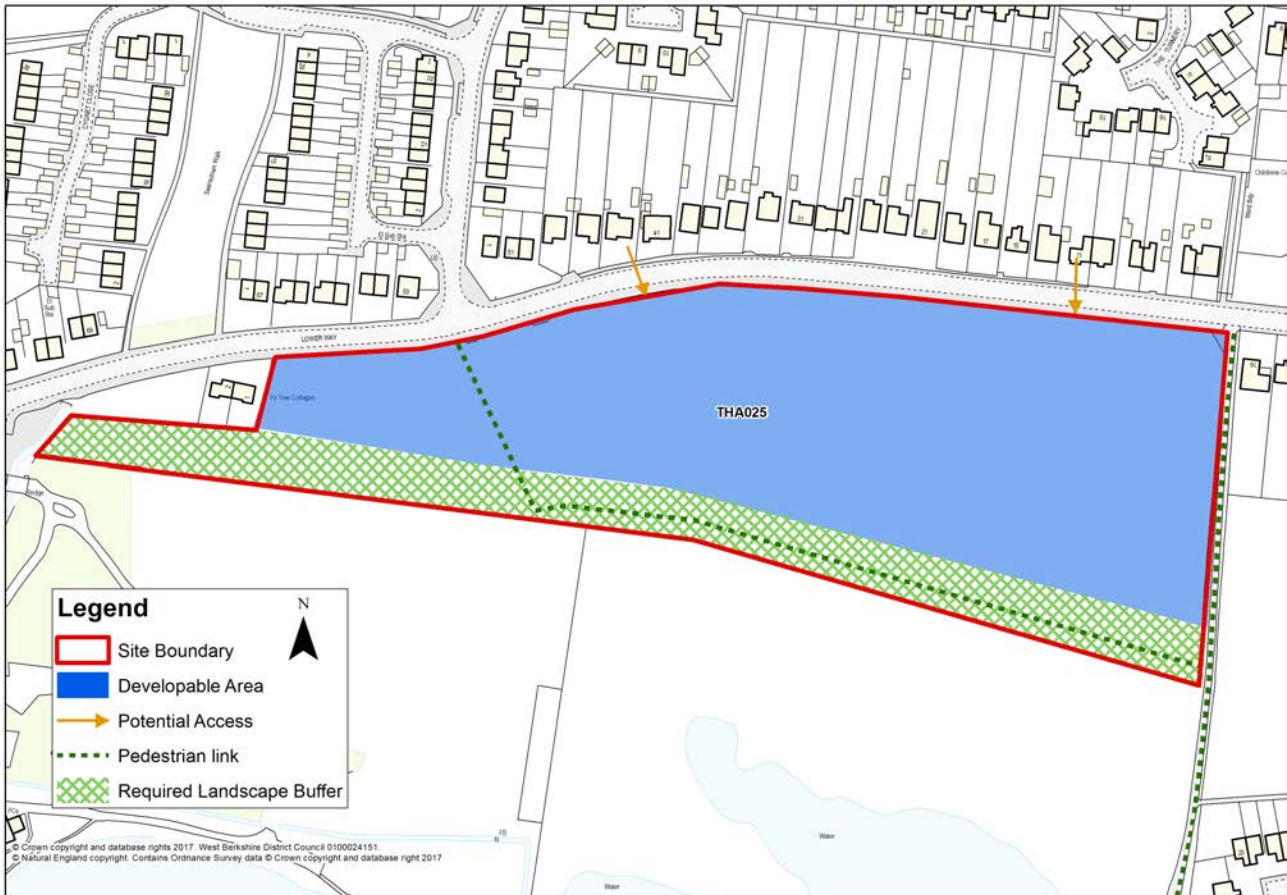
Land at Lower Way, Thatcham (site reference THA025)

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

- Provision for approximately 85 dwellings, with a mix of dwelling sizes and types.
- 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.
- 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.
- 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.
- 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.
- The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.
- 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.
- Development will be informed by a phase 1 contamination assessment and subsequent investigations as necessary.
- 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.
- 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.
- 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.

Housing Sites 2

Land at Lower Way, Thatcham - Policy HSA5



Delivery and Monitoring - Policy HSA5

The site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.16 The settlement boundary of Thatcham has been redrawn to move the boundary around the developable area of allocated site THA025 and to include the residential dwellings adjacent to the site boundary. This is shown on the Policies Map and a map of Thatcham can be found in Appendix 6.

2 Housing Sites

Cold Ash

Policy HSA 6

Land at Poplar Farm, Cold Ash (site reference COL002)

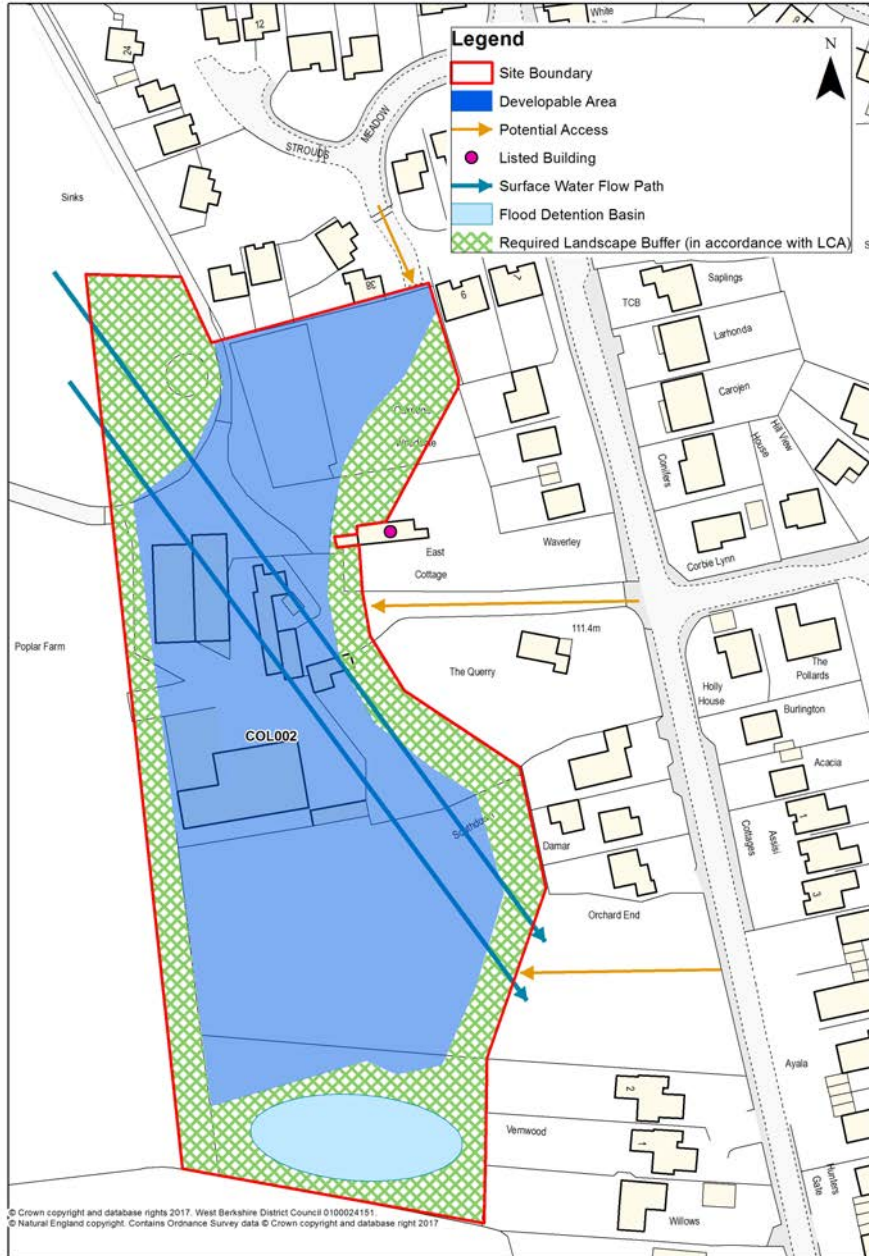
The site has a developable area of approximately 1.1 hectares, with the final area dependent on the extent of required technical work to alleviate surface water flooding.

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

- The provision of between 10 to 20 dwellings. The development will ensure a mix and type of dwellings appropriate for the local area.
- 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.
- 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.
- 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.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- 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.
- 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.

Housing Sites 2

Land at Poplar Farm, Cold Ash - Policy HSA6



Delivery and Monitoring - Policy HSA6

The timing of the delivery of the site will be dependent on the required technical work. The delivery of the site will be monitored and reported in the Council's AMR.

2 Housing Sites

Policy HSA 7

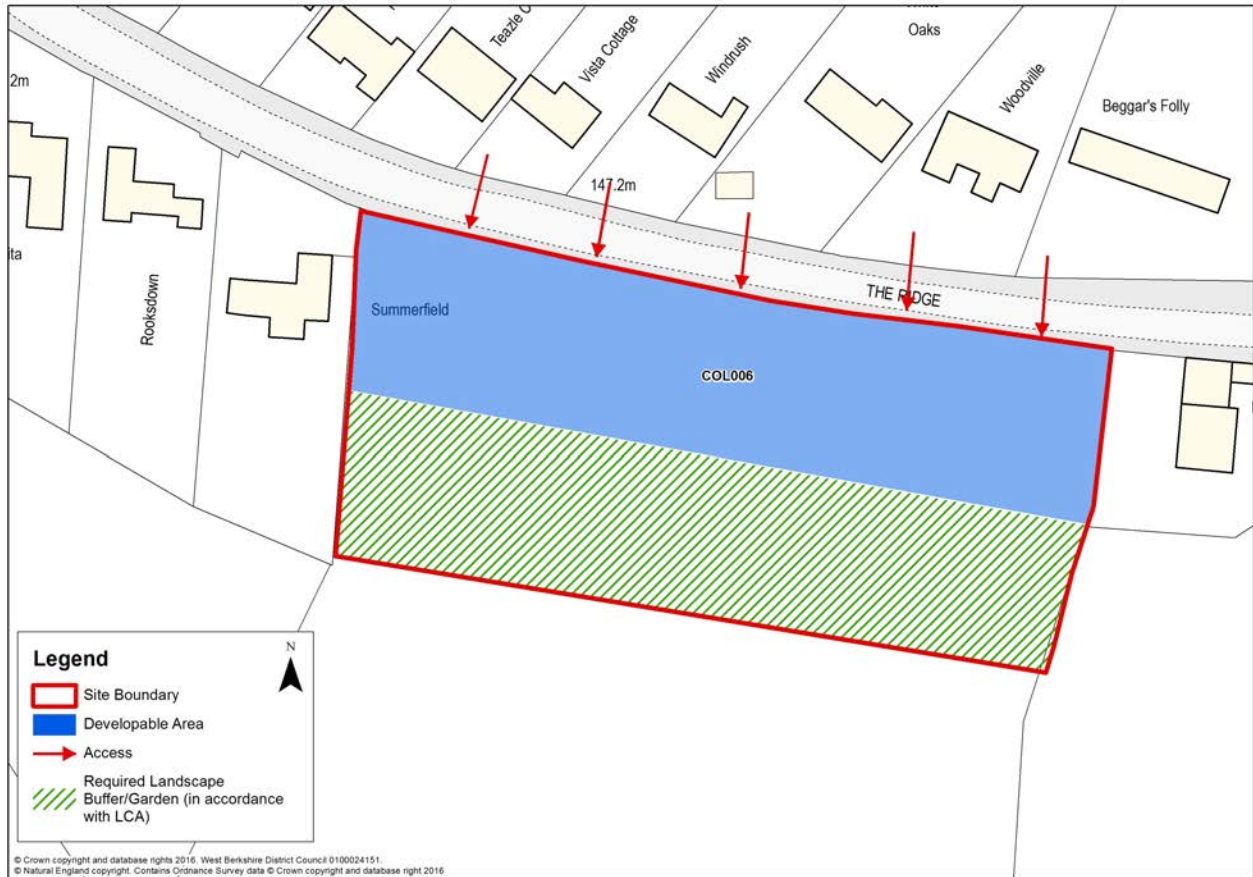
St Gabriel's Farm, The Ridge, Cold Ash (site reference COL006)

The site has a developable area of approximately 0.4 hectares and will be delivered in accordance with the following parameters:

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

Housing Sites 2

St Gabriel's Farm, The Ridge, Cold Ash



Delivering and Monitoring - Policy HSA7

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.17 The settlement boundary of Cold Ash has been redrawn to move the boundary around the developable area of allocated sites COL002 and COL006. This is shown on the Policies Map and a map of Cold Ash can be found in Appendix 6.

2 Housing Sites

Spatial Area - Eastern Area

2.18 The Eastern Spatial Area includes Purley on Thames, Tilehurst and Calcot, which make up the Eastern Urban Area, together with the Rural Service Centre of Theale. The area has a close functional relationship with Reading and the accessible facilities that Reading offers. The area has a number of high quality landscape and environmental assets, including the Thames National Path and the adjoining North Wessex Downs AONB.

2.19 The Eastern Area is very constrained for environmental reasons. The AONB abuts the Eastern Urban Area to the west. To the south of the urban area and Theale, as well as at Purley on Thames to the north, much of the land is within Flood Zones 2 and 3, meaning that development is restricted.

2.20 There are issues of traffic congestion, particularly around junction 12 of the M4 and the A4. Work was carried out along the A4 during 2015 to help alleviate this congestion, and further work is underway on the M4 to add capacity to it (through delivery of a smart motorway scheme). An IKEA store opened in 2016 which added additional traffic to this area.

2.21 Theale has a large committed development at Lakeside, which has extant planning permission to provide 350 homes. Given the scale of this development, the Core Strategy sets out that Theale would need some consolidation to allow facilities and services to be upgraded. There is therefore only limited additional development proposed for Theale within this DPD. The future role of Theale will be explored further through the new Local Plan.

2.22 A number of sites in the east were assessed as potentially developable through the Strategic Housing Land Availability assessment (SHLAA). However, there are some challenging technical issues affecting the developability of some of these sites. This led to a range of sites being included as preferred options, to enable further assessment work to be carried out on the sites and to test them through the consultation process.

2.23 Public consultation is an important part of the site selection process. The preferred options sites in the Eastern Urban Area received a very high response during the consultation and the comments received have been used to inform the decision making process.

2.24 The Core Strategy sets out, in Area Delivery Plan Policy 4, a requirement for this spatial area of approximately 1,400 new homes between 2006 and 2026.

2.25 The constraints and technical issues associated with the Eastern Spatial Area mean that there is a housing shortfall for this area when compared to the Core Strategy requirement. The longer term role and function of this area will be established through the Local Plan, the preparation of which will follow the adoption of the Housing Site Allocations DPD.

Eastern Urban Area

Policy HSA 8

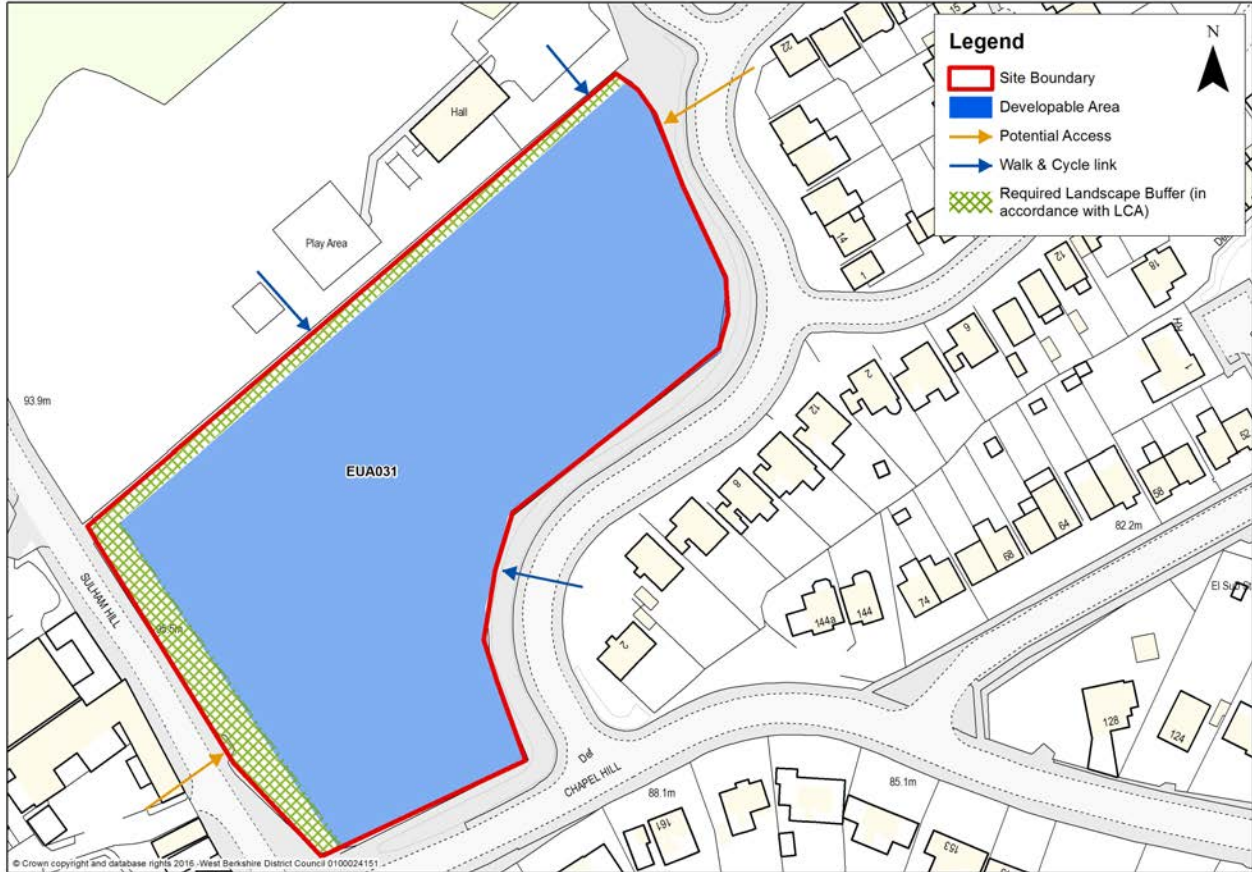
Land to the east of Sulham Hill, Tilehurst (site reference EUA031)

This site has a developable area of approximately 1.2 hectares and will deliver in accordance with the following parameters:

- The comprehensive delivery of approximately 35 dwellings with an emphasis on family housing.
- The site will be accessed from either Clements Mead or Sulham Hill, with the final access being determined by the LVIA in order to preserve the semi-rural character of Sulham Hill.
- The site will be developed in accordance with the Landscape Capacity Assessment (2014) and will include:
 - Being set back from Sulham Hill to enable the creation of a woodland belt along this edge to soften the urban edge of Tilehurst and enhance the rural character of Sulham Hill and Hall Place Farm.
 - The provision of tree planting along the boundary with the Cornwell Recreation Ground
- 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:
 - Faces in to Clements Mead to enable proper integration with the existing built form of Clements Mead;
 - Explores the opportunities to provide footpath links to locations including the Cornwell Centre, the Cornwell recreation ground and to existing footpaths and bus stops.

2 Housing Sites

Land to the east of Sulham Hill, Tilehurst - Policy HSA8



Delivery and Monitoring - Policy HSA8

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Housing Sites 2

Stonehams Farm

2.26 Stonehams Farm is made up of two sites, EUA003 (approximately 0.7 hectares) and EUA008 (approximately 2.5 hectares). The sites should be planned and developed comprehensively including footpath and cycle linkages between the two parts of the site, connecting into the wider public rights of way network.

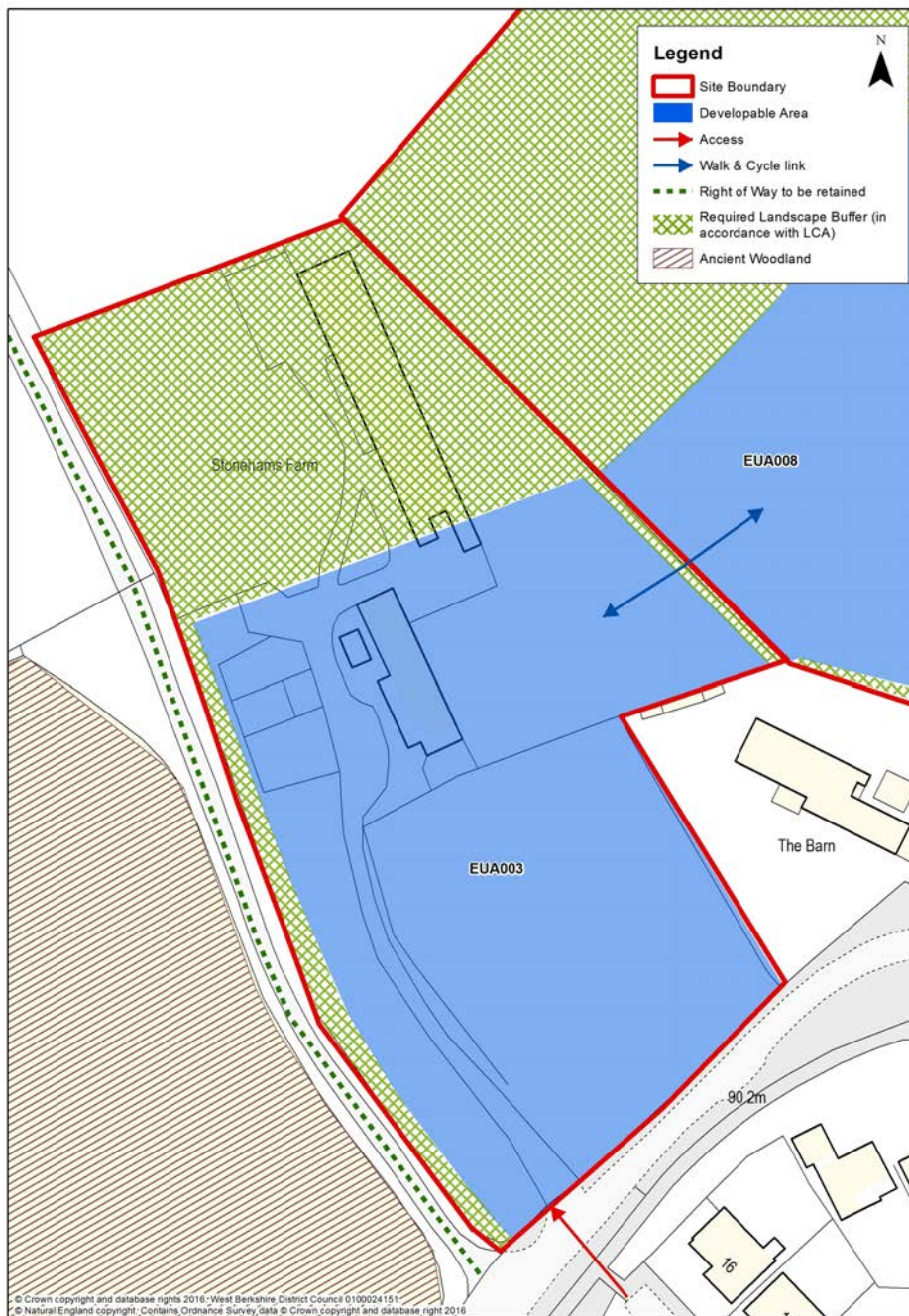
Policy HSA 9**Stonehams Farm, Long Lane, Tilehurst (site reference EUA003)**

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

- The provision of approximately 15 dwellings with an emphasis on family housing.
- The site will be accessed from Long Lane.
- 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.
- 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.
- 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.
- 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.

2 Housing Sites

Stonehams Farm, Tilehurst (EUA003) - Polyc HSA9



Delivery and Monitoring - Policy HSA9

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA 10

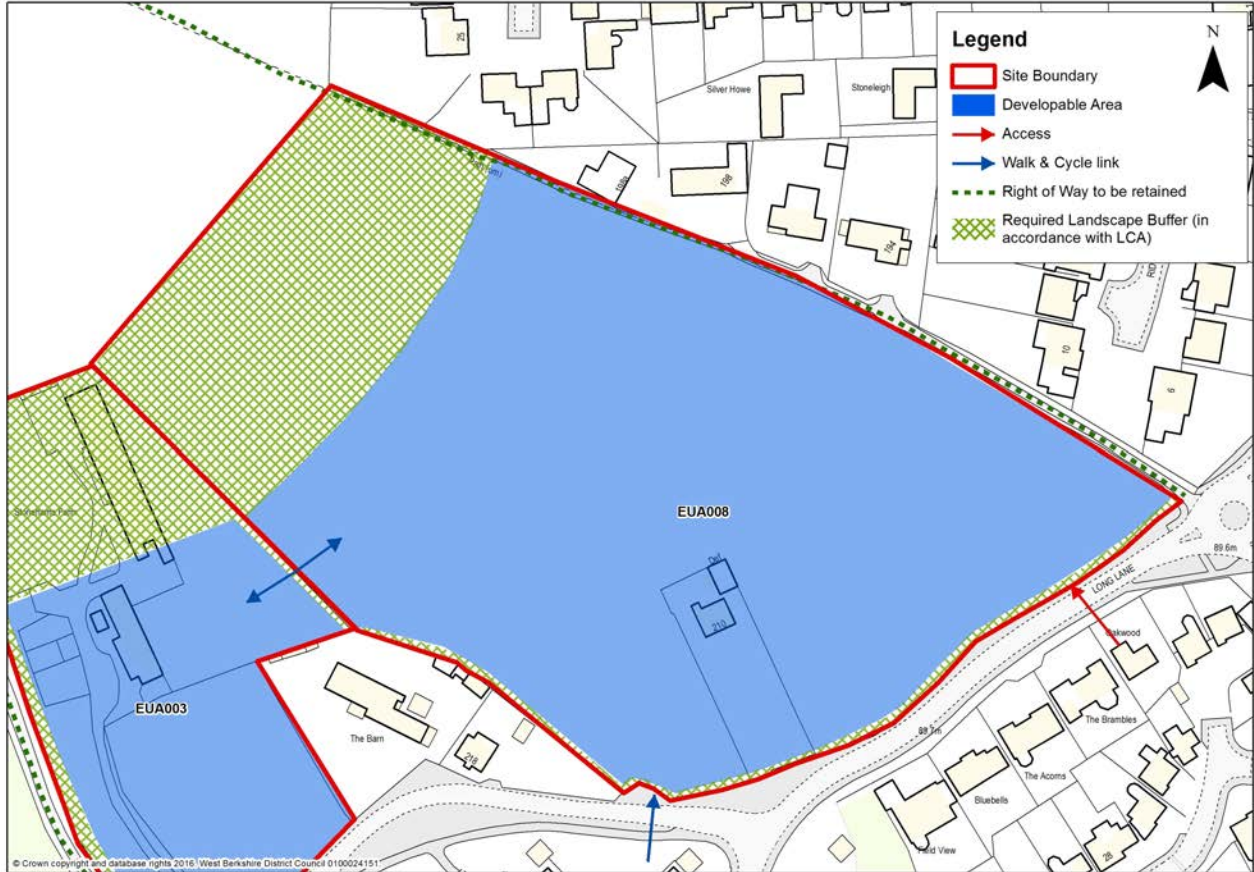
Stonehams Farm, Long Lane, Tilehurst (site reference EUA008)

The site will deliver a high quality development that will be delivered in accordance with the following parameters:

- The provision of approximately 60 dwellings with an emphasis on family housing.
- The site will be accessed from Long Lane.
- 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 of 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.
- 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).
- The scheme will be informed by a Flood Risk Assessment (FRA). The FRA will advise on appropriate mitigation measures.
- 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.
- 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.

2 Housing Sites

Stonehams Farm, Tilehurst (EUA008) - Policy HSA10



Delivery and Monitoring - Policy HSA10

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA 11

72 Purley Rise, Purley-on-Thames (site reference EUA035)

This site has a developable area of approximately 1 hectare and will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings including an element of self build homes.
- The site will be accessed from the A329 with the provision of an access of adoptable width.
- 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.
- 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.
- 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.
- 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.
- The scheme will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

Policy HSA 12

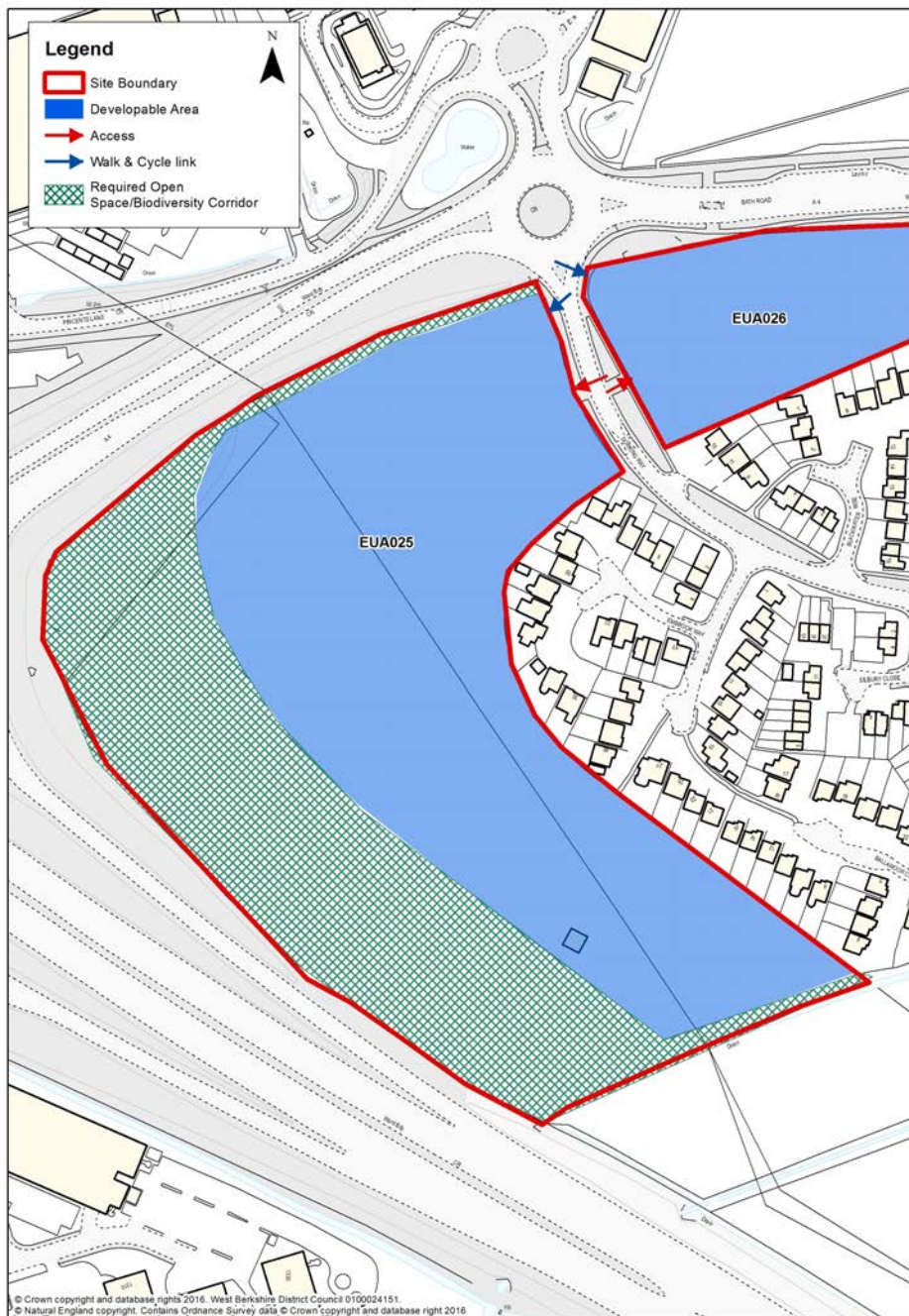
Land adjacent to Junction 12 of M4, Bath Road, Calcot (site reference EUA025)

The site has a developable area of approximately 4 hectares and will be delivered in accordance with the following parameters:

- 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.
- The site will be accessed from Dorking Way.
- 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.
- 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.
- 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.
- 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 EUA026, connecting into the wider footpath and cycleway network.
- 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.

2 Housing Sites

Land adjacent to Junction 12 of M4, Bath Road, Calcot - Policy HSA12



Delivery and Monitoring - Policy HSA12

The site is required by Highways England as a site compound for the M4 Smart Motorway scheme until September 2018. Development of this site is therefore unlikely to commence before 2018/19. The delivery of the site will be monitored and reported in the Council's AMR.

Policy HSA 13

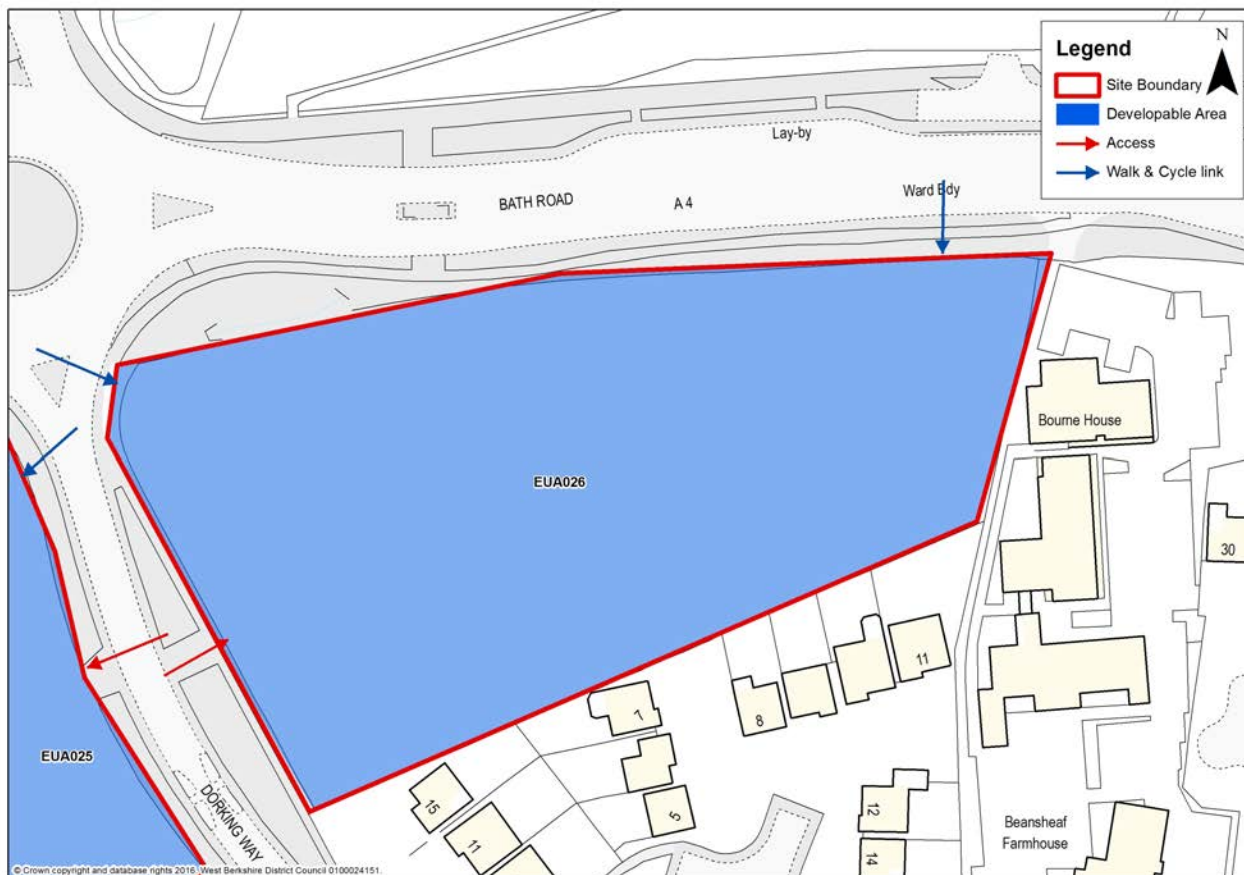
Land adjacent to Bath Road and Dorking Way, Calcot (site reference EUA026)

The site has a developable area of approximately 1 hectare and will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings, with a mix that includes flatted development and smaller houses.
- 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 EUA025.
- 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.
- 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.
- 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.
- 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.

2 Housing Sites

Land adjacent to Bath Road and Dorking Way, Calcot - Policy HSA13



Delivery and Monitoring - Policy HSA13

The site is required by Highways England as a site compound for the M4 Smart Motorway scheme until September 2018. Development of this site is therefore unlikely to commence before 2018/19. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.27 The settlement boundary of Eastern Urban Area has been redrawn around the developable areas of the sites that are being allocated. No other changes have been made. This is shown on the Policies Map and a map of the Eastern Urban Area can be found in Appendix 6.

Theale

Policy HSA 14

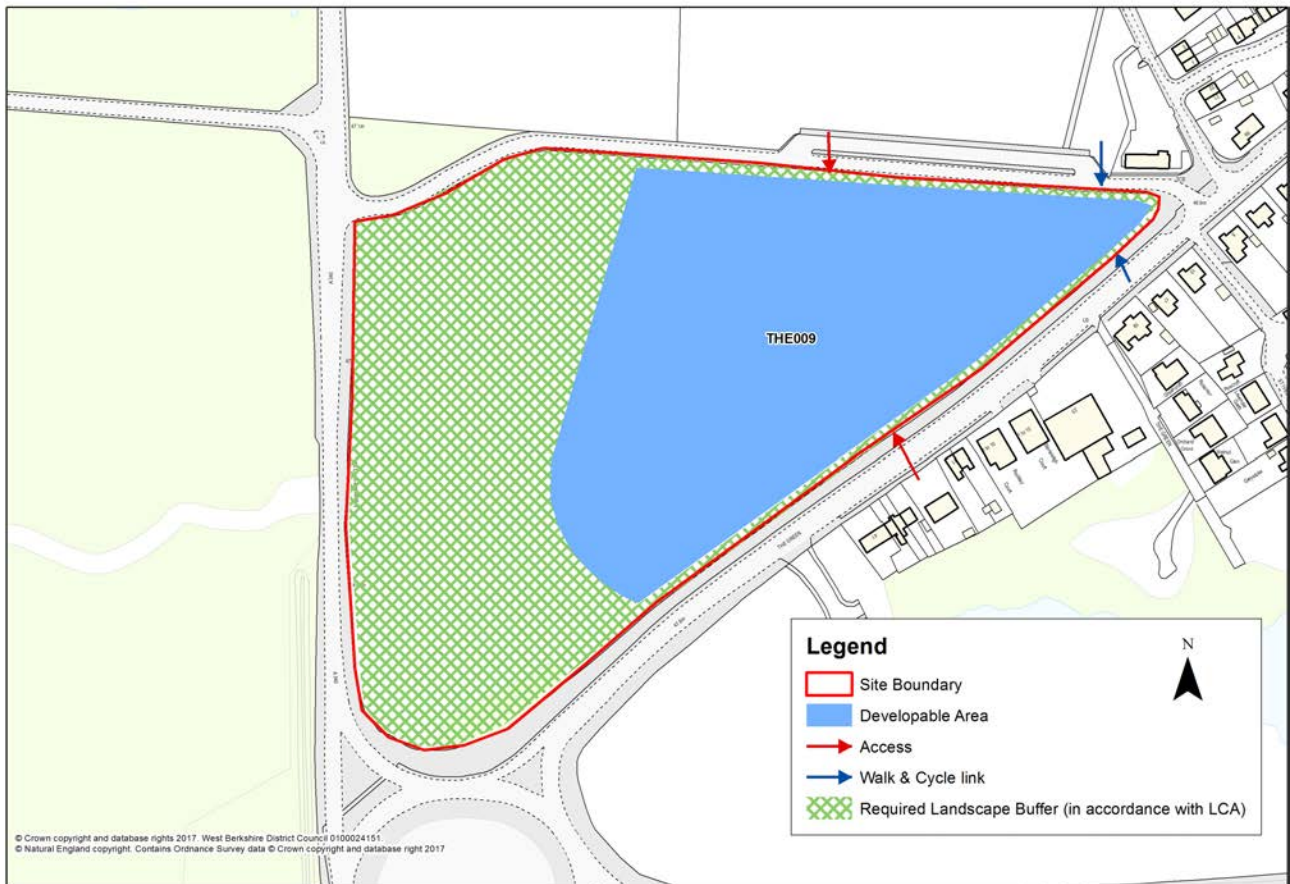
Land between A340 and The Green, Theale (site reference THE009)

The site has a developable area of 3.4 hectares and will be delivered in accordance with the following parameters:

- Provision of approximately 100 dwellings with an emphasis on family housing.
- The site will be accessed from The Green, with options for other accesses in relation to any committed Lakeside scheme being explored.
- The scheme will be supported by a noise and air quality survey which will advise on appropriate mitigation measures.
- 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.
- 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.
- 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.

2 Housing Sites

Land between A340 and The Green, Theale - Policy HSA14



Delivery and Monitoring - Policy HSA14

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.28 The settlement boundary of Theale has been redrawn around the developable area of the site being allocated, and around the whole Lakeside site. The southern portion of the site already has an extent planning permission for residential development and inclusion of the whole site would help to enable a comprehensive scheme which takes account of the nature and character of the area. No other changes have been made. This is shown on the Policies Map and a map of Theale can be found in Appendix 6.

Spatial Area - East Kennet Valley

2.29 The East Kennet Valley is the name given to the rural south-east of the District that lies to the east of Thatcham and outside of the North Wessex Downs AONB. The East Kennet Valley is characterised by a number of villages along the route of the River Kennet and the Kennet and Avon Canal and others dispersed across farmland and woodland. There are a number of important environmental assets in the area such as ancient woodlands, local wildlife sites and SSSIs.

2.30 Some growth is planned for this area to help meet the needs of the village communities and to assist with the viability of village shops and services. The overall amount of growth is relatively low for two main reasons:

- The East Kennet Valley has fairly limited services and facilities as well as more limited transport connections.
- The Atomic Weapons Establishment (AWE) has two bases in this area, at Aldermaston and Burghfield. There is a restriction on development as set out in full in Core Strategy policy CS8.

2.31 The Core Strategy sets out a housing number of approximately 800 new homes for the East Kennet Valley between 2006 and 2026. An element of flexibility was included in the preferred options in case houses could not be delivered as planned elsewhere, specifically in the Eastern spatial area of the District. There are technical challenges with delivering the proposed numbers of dwellings in the Eastern area and this is partially reflected in the allocations for the East Kennet Valley.

2.32 Public consultation was an important part of the site selection process. The preferred options sites within the East Kennet Valley resulted in a high response during the consultation and the comments received were used to inform the decision making process.

2.33 The Core Strategy defines Burghfield Common and Mortimer as Rural Service Centres in this area, with Woolhampton and Aldermaston as Service Villages. There are not proposed to be any allocations in Aldermaston due to its proximity to AWE Aldermaston. Development is proposed in Burghfield Common, Mortimer and Woolhampton in the form of small extensions to these villages.

2.34 Stratfield Mortimer Parish Council is preparing a Neighbourhood Development Plan (NDP) for the parish and will be allocating the development for that part of the East Kennet Valley. The NDP has to conform with the Core Strategy and, if adopted, will form part of the development plan for West Berkshire.

2 Housing Sites

Burghfield Common

Policy HSA 15

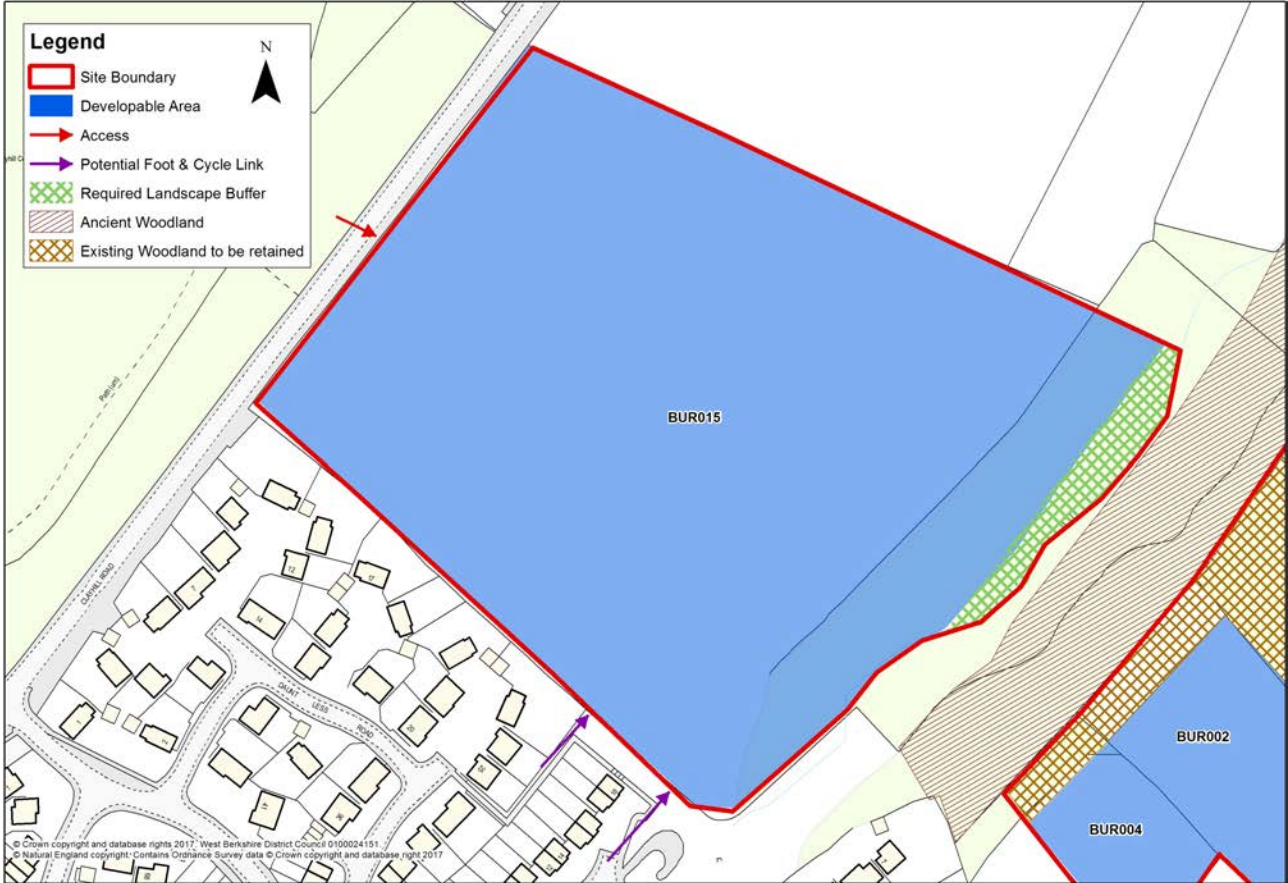
Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common (site reference BUR015)

This site has a developable area of approximately 4.8 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 100 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Clayhill Road.
- 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.
- 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.
- 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.
- 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 to the south east 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.

Housing Sites 2

Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common - Policy HSA15



Delivery and Monitoring - Policy HSA15

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

2 Housing Sites

Policy HSA 16

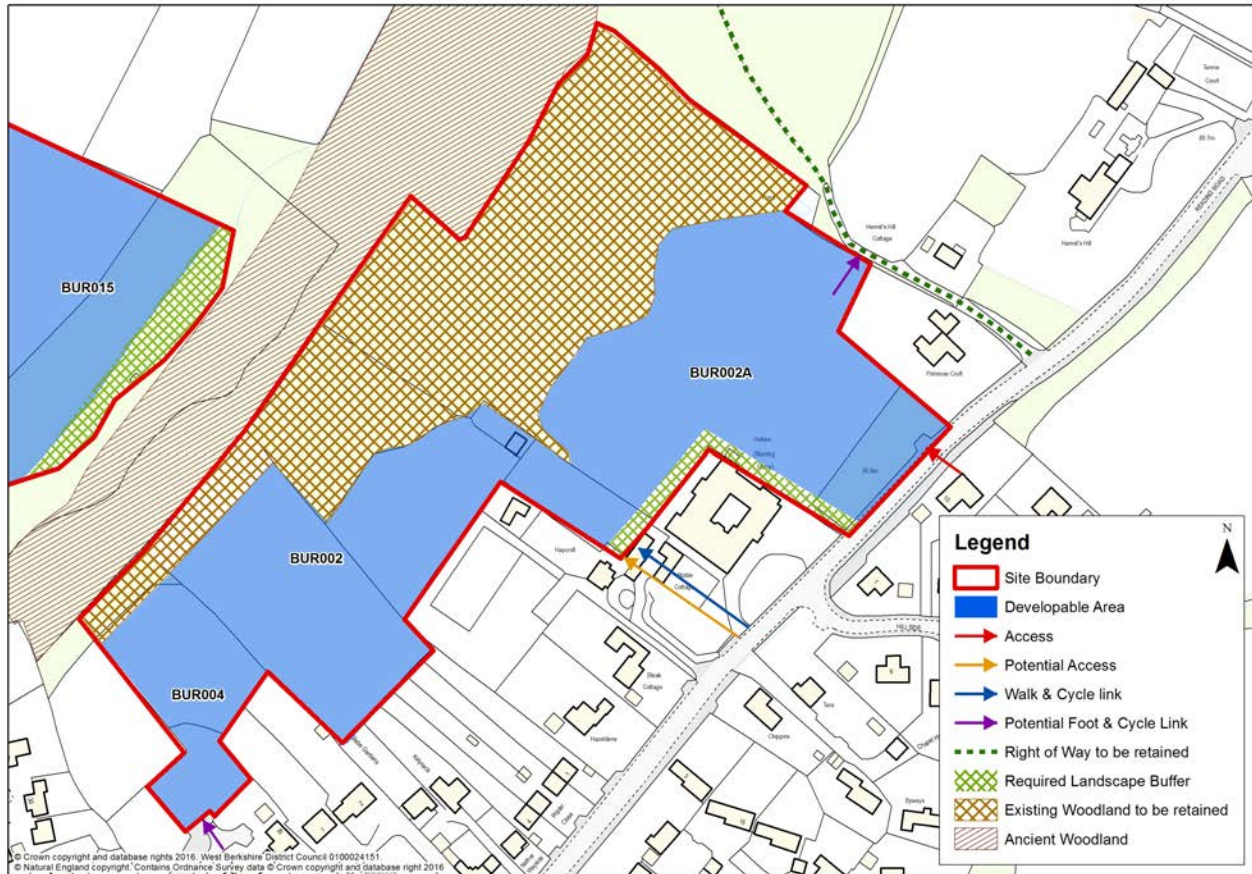
Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common (site references BUR002, 002A, 004)

These sites 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:

- The provision of approximately 60 dwellings with a mix of dwelling types and sizes.
- The site will be accessed from Reading Road, with a potential secondary access from Stable Cottage.
- 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
- The scheme will be informed by a Flood Risk Assessment to take into account surface water flooding and advise on any appropriate mitigation measures.
- 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.

Housing Sites 2

Land to the rear of The Hollies Nursing Home and Land opposite 44 Lamden Way, Burghfield Common - Policy HSA16



Delivery and Monitoring - Policy HSA16

This site is expected to start to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.35 The settlement boundary of Burghfield Common has been redrawn to include the developable areas of allocated site BUR002/002A/004 and BUR015 and to exclude the area of woodland in the north west corner of Burghfield Common (Hollybush Lane). This is shown on the Policies Map and a map of Burghfield Common can be found in Appendix 6.

2 Housing Sites

Mortimer

2.36 Mortimer is a Rural Service Centre within the East Kennet Valley, meaning that it will be a focus for development in this area. Two options were considered through the preferred options consultation:

- Option 1: Stratfield Mortimer is given a housing number of at least 100 dwellings and allocates sites for development through the NDP, in conformity with the policies of the Core Strategy
- Option 2: West Berkshire Council allocates sites to fulfil the housing requirement.

2.37 Representations through the preferred options consultation as well as further discussions with the neighbourhood planning group have led to Option 1 being taken forward. The NDP for Stratfield Mortimer is therefore allocating a site/s to fulfil the requirement set out above with the intention of providing 110 dwellings. The NDP is well progressed, and if adopted, will form part of the development plan for West Berkshire. The NDP will also include a review of the settlement boundary of Mortimer.

Development in Stratfield Mortimer

2.38 110 houses will be identified through the Neighbourhood Development Plan (NDP) for Stratfield Mortimer.

2.39 The Council will positively support Stratfield Mortimer Parish Council to identify the most appropriate way of meeting this requirement through the NDP including the allocation of a suitable site/s and a review of the Settlement Boundary.

2.40 The delivery of the NDP will be monitored by the Council to ensure the housing requirement is met. The Council reserves the right to identify opportunities to address any shortfall through the DPD process if the NDP is not adopted within 2 years of the adoption of the Housing Site Allocations DPD.

Woolhampton

Policy HSA 17

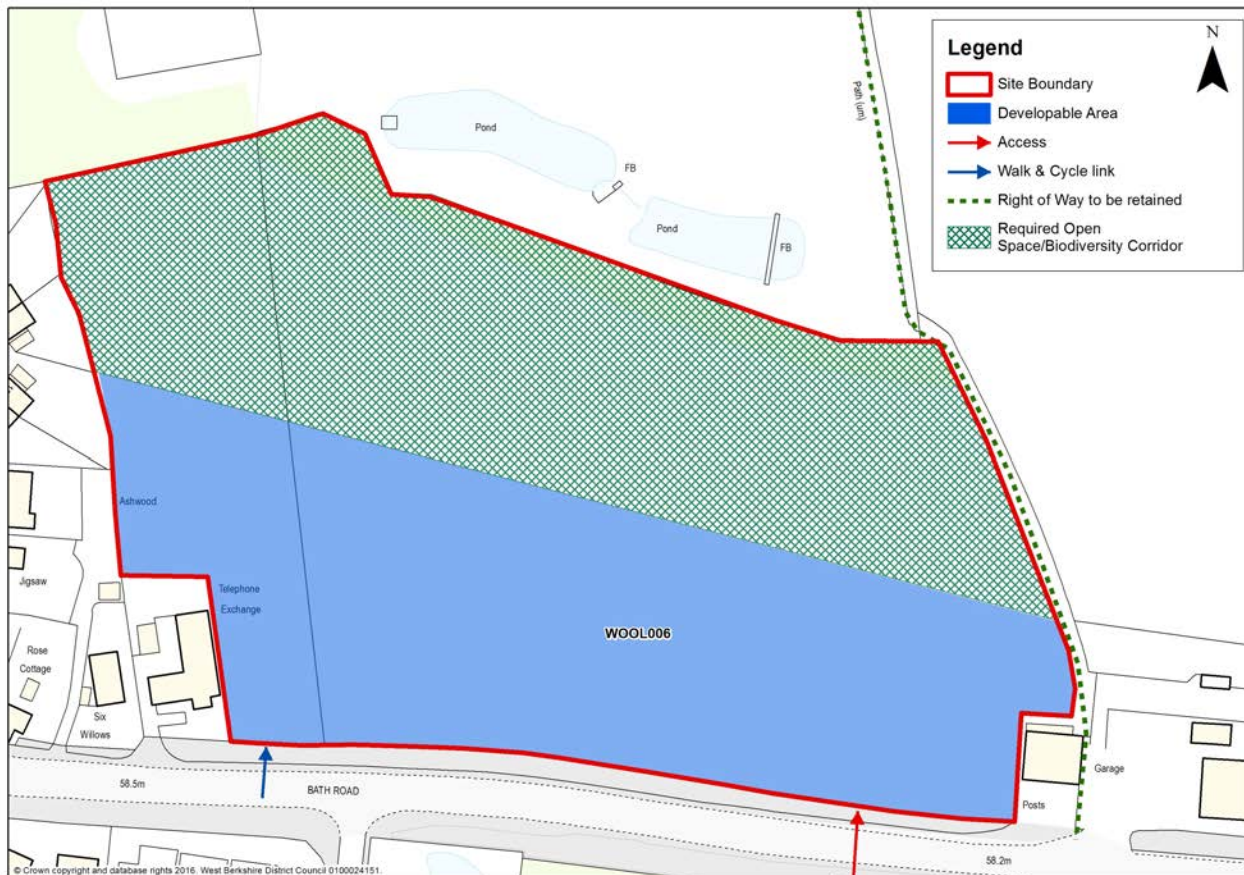
Land to the north of the A4, Woolhampton (site reference WOOL006)

This site has a developable area of approximately 1.2 hectares and will be delivered in accordance with the following parameters:

- The provision of approximately 30 dwellings.
- The site will be accessed to the east of the site away from the entrance to Watermill Court.
- The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected. Development on the site will not adversely affect the Site of Special Scientific Interest (SSSI) to the south of the site and a Habitats Regulations Assessment will be required to accompany any future planning application.
- The scheme will comprise a development design and layout which will:
 - Be developed in an east/west orientation along the A4 to take into account the oil pipeline that crosses the site to the north.
 - Be designed to integrate with the adjoining built form.
 - Protect the public right of way that runs along the eastern boundary of the site.
 - Provide footpath and cycle linkages to the adjoining development to increase permeability.
- The retention of the area to the north as wildlife habitat / open space.
- The scheme will support and make a positive contribution to the West Berkshire Living Landscape project.

2 Housing Sites

Land to the north of the A4, Woolhampton - Policy HSA17



Delivery and Monitoring - Policy HSA17

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council’s AMR.

Settlement Boundary

2.41 The settlement boundary of Woolhampton has been redrawn to include the developable area of allocated site WOOL006 and to include WOOL002 (Station Yard). This is shown on the Policies Map and a map of Woolhampton can be found in Appendix 6.

Spatial Area - North Wessex Downs AONB

2.42 The North Wessex Downs Area of Outstanding Natural Beauty (AONB) covers almost three quarters of the District and is an area where the landscape is managed to conserve and enhance its natural beauty, in accordance with its national designation. It has a rich historical legacy and wealth of important environmental and heritage assets. The settlement pattern is one of dispersed villages and small towns that have a strong sense of identity.

2.43 The Core Strategy proposes appropriate sustainable growth to support the local communities and the rural economy, with development focused on the Rural Service Centres and Service Villages.

2.44 The Core Strategy sets out a housing requirement of up to 2,000 new homes in the AONB between 2006 and 2026. Provision of this scale of housing is subject to the overarching objective for the AONB to conserve and enhance its special landscape qualities. Landscape assessment work has therefore been a key part of the site assessment process.

2.45 Within the North Wessex Downs AONB there are three Rural Service Centres. In the western part of the AONB, development will be focused in Hungerford and Lambourn. Hungerford is considerably larger than Lambourn and has a town centre with a range of facilities and services providing for the town and surrounding area. Lambourn performs a more local level role, with a particular emphasis on the needs of the equestrian industry.

2.46 Pangbourne, in the east, is a thriving community which has an important role as a service centre for the eastern areas of the AONB. Opportunities for development outside the current settlement boundary are constrained by environmental considerations and will restrict the amount of housing growth to take place in Pangbourne.

2.47 There are six Service Villages in the AONB which provide a range of services to their communities and the surrounding areas. These service villages will generally have only a limited amount of new development depending on their role and function and the availability of sites. It is not proposed to allocate any sites in Great Shefford due to concerns over flood risk and recent severe flooding in the village. In addition, there are no allocated sites in Chieveley due to a lack of suitable sites, however there are a number of changes to the settlement boundary around the village. In Compton, the site of the Pirbright Institute was identified through the Core Strategy as an opportunity site for larger scale development. There is a SPD adopted which sets out detailed guidance for the redevelopment of this brownfield site.

2 Housing Sites

Hungerford

Policy HSA 18

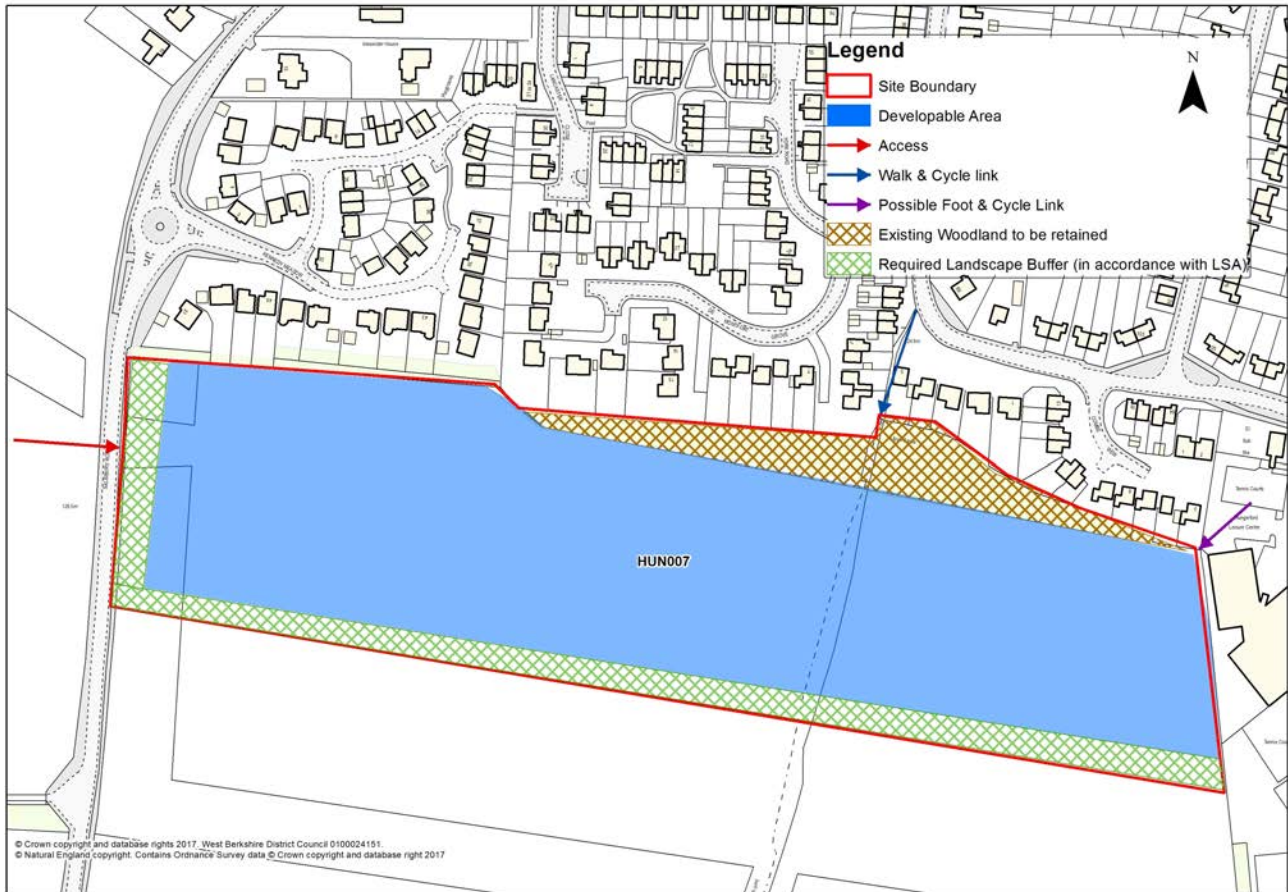
Land east of Salisbury Road, Hungerford (site reference HUN007)

The site has a developable area of approximately 5.7 hectares. The development will be delivered in accordance with the following parameters:

- The provision of approximately 100 dwellings with a mix of dwelling sizes and types.
- The site will be accessed from the A338, with a widening of the footway alongside the A338 to the site.
- 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.
- 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.
- The retention of the Public Right of Way through the site.
- 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.
- The scheme will comprise a development design and layout that will be further informed by a full Landscape and Visual Impact Assessment (LVIA).
- Provision of permanent allotments in association with the development of the site will be explored.

Housing Sites 2

Land east of Salisbury Road, Hungerford - Policy HSA18

**Delivery and Monitoring - Policy HSA18**

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.48 The settlement boundary of Hungerford has been redrawn as follows.

- Boundary moved around the developable area of allocated site HUN007.
- Boundary altered to include existing development at Smitham Bridge Road/North Standen Road.
- Boundary altered to follow curtilage along the canal to the west of Hungerford.
- Boundary altered to include HUN021 (site too small to allocate and has planning permission for 2 dwellings).

2.49 This is shown on the Policies Map and a map of Hungerford can be found in Appendix 6.

2 Housing Sites

Lambourn

Policy HSA 19

Land adjoining Lynch Lane, Lambourn (site reference LAM005)

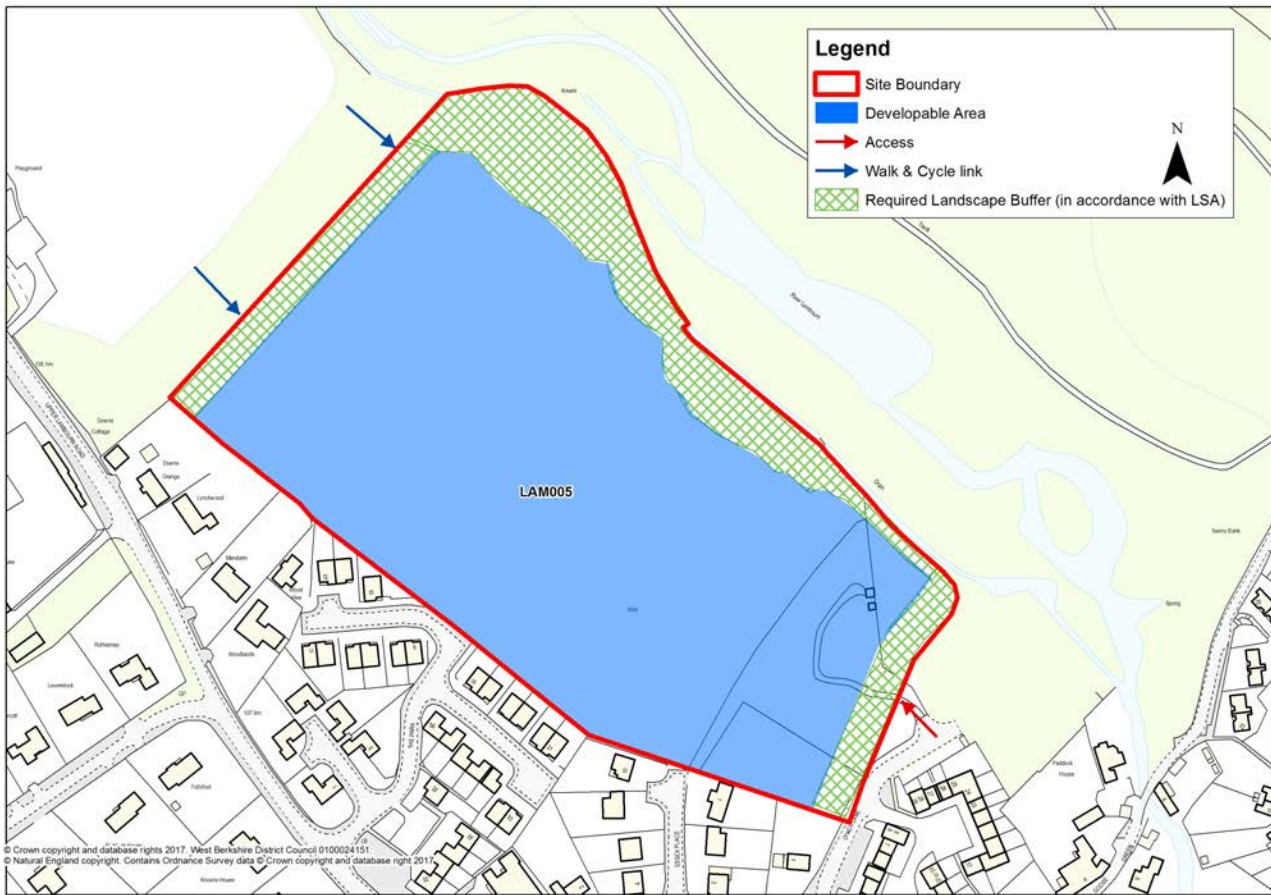
The site has a developable area of approximately 4.5 hectares. This area takes into account the existing constraints on the site, including flood risk, impact on the Site of Special Scientific Interest (SSSI)/Special Area of Conservation (SAC) and outcomes from the Landscape Sensitivity Assessment (2011). 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:

- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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).
- 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.
- 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.
- 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.

Housing Sites 2

Land adjoining Lynch Lane, Lambourn - Policy HSA19



Delivery and Monitoring - Policy HSA19

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

2 Housing Sites

Policy HSA 20

Land at Newbury Road, Lambourn (site reference LAM015)

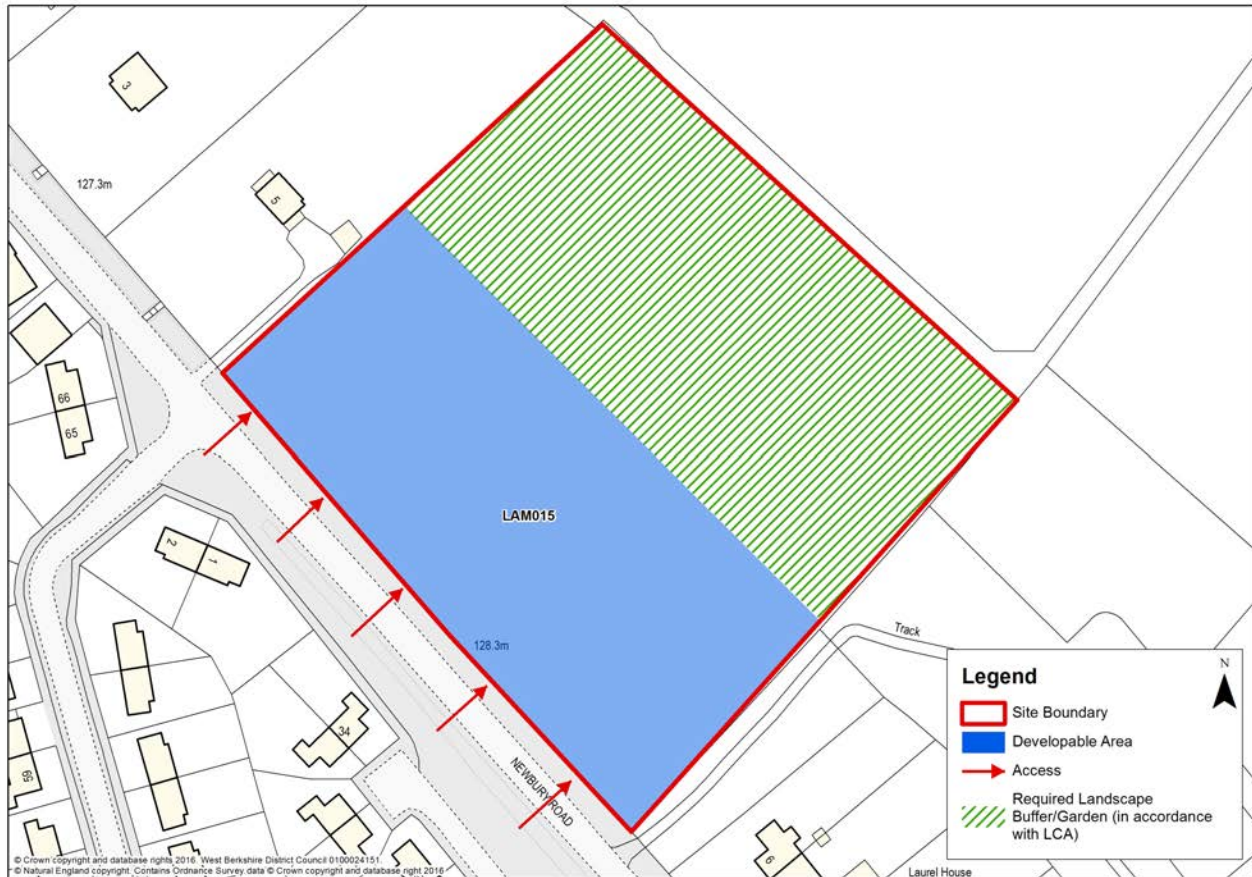
The site has a developable area of approximately 0.8 hectares. This area takes into account the outcomes of the Landscape Capacity Assessment (2015).

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

- 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.
- 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.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- 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.
- 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).
- 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.
- 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.
- Development will be informed by an archaeological assessment in the form of a geophysical survey followed by trial trenching if necessary.
- 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.

Housing Sites 2

Land at Newbury Road, Lambourn - Policy HSA20

**Delivery and Monitoring - Policy HSA20**

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.50 The settlement boundary of Lambourn has been redrawn as follows:

- Boundary moved around the developable area of allocated site LAM005 (Land adjoining Lynch Lane).
- Boundary altered to the south of Lambourn to include property called Tumble Wind.
- Boundary altered to the south east of Lambourn to include existing development at Francomes Field.
- Boundary altered to the south east of Lambourn to include development along Newbury Road, including the developable area of allocated site LAM015 (Land at Newbury Road).

2.51 This is shown on the Policies Map and a map of Lambourn can be found in Appendix 6.

2 Housing Sites

Pangbourne

Policy HSA 21

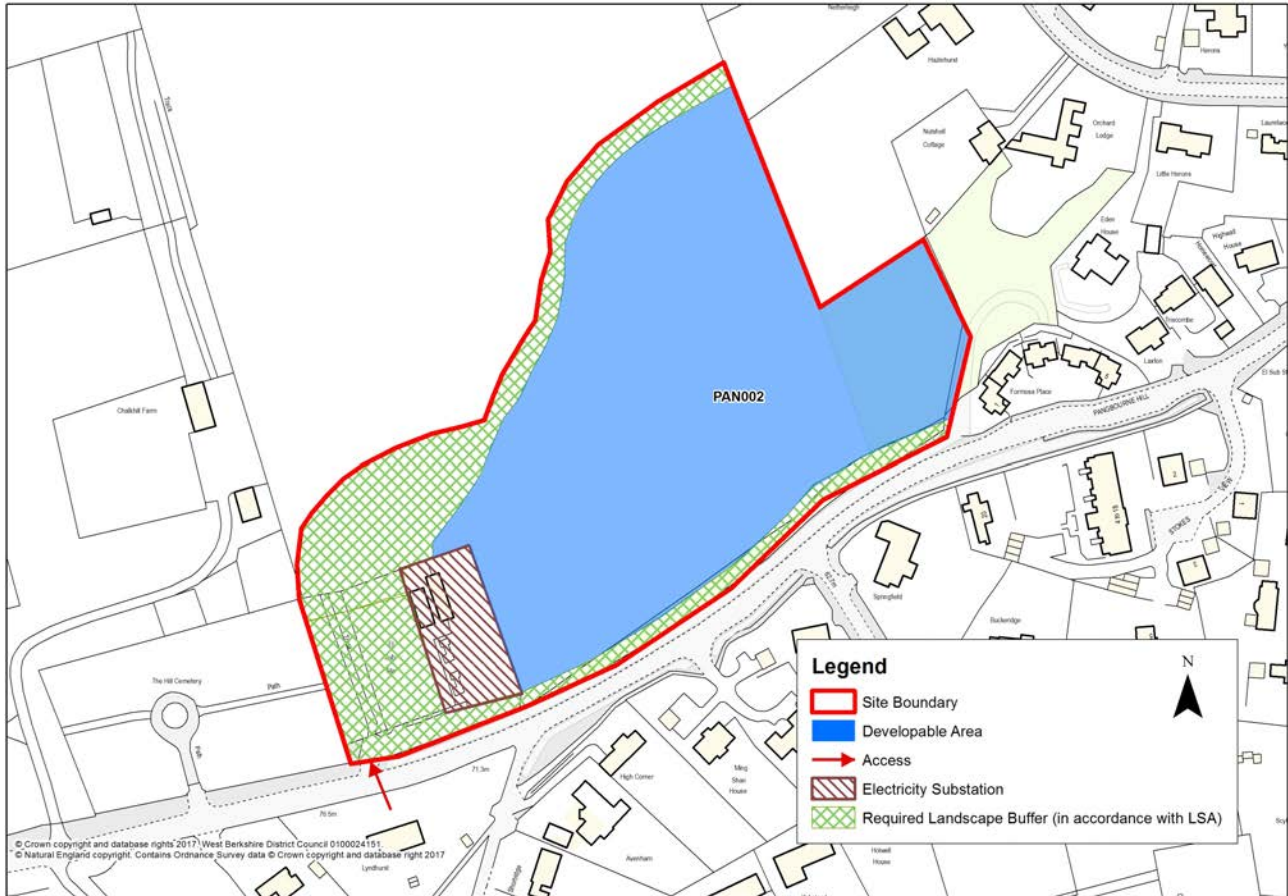
Land north of Pangbourne Hill and west of River View Road, Pangbourne (site reference PAN002)

The site has a developable area of 2.24 hectares which is based on the outcomes of the Landscape Assessment. The development will be delivered in accordance with the following parameters:

- The provision of approximately 35 dwellings, comprising family homes.
- The site will be accessed from Pangbourne Hill.
- The provision of footpath links including linking into the existing footpath on the north side of Pangbourne Hill to provide a safe pedestrian route from the development into Pangbourne.
- 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.
- 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.
- The scheme will be informed by a Flood Risk Assessment that takes into account the adjacent area at risk from surface water flooding and the provision of SuDS.
- Given the location of the site in Source Protection Zone 1 (SPZ) consideration of the safeguards required to protect groundwater from contamination will be required.
- The site will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
 - A mass and scale of development that is not visually intrusive and does not detract from views of the Thames Valley and the Chilterns.
 - The western boundary planted with a linear woodland designed to respect the local topography and vegetation pattern and contain the settlement.
 - Maintaining the continuous bank and tree cover along Pangbourne Hill.
 - The development should be in keeping with the mass, scale and density of the western part of Pangbourne and include a high level of landscape infrastructure as found in the adjacent Breedon Estate.
 - A layout that works with the grain of the topography and be restricted to lower slopes below the 75m AOD contour, or 70m AOD where the site is more visually exposed.
- The development design and layout will be further informed by a Landscape and Visual Impact Assessment (LVIA).

Housing Sites 2

Land north of Pangbourne Hill and west of River View Road - Policy HSA21

**Delivery and Monitoring - Policy HSA21**

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.52 The settlement boundary of Pangbourne has been redrawn to include the developable area of allocated site PAN002 (as set by the Landscape Sensitivity Assessment) and to include existing development at Hartslock Court to the north west of Pangbourne. This is shown on the Policies Map and a map of Pangbourne can be found in Appendix 6.

2 Housing Sites

Bradfield Southend

Policy HSA 22

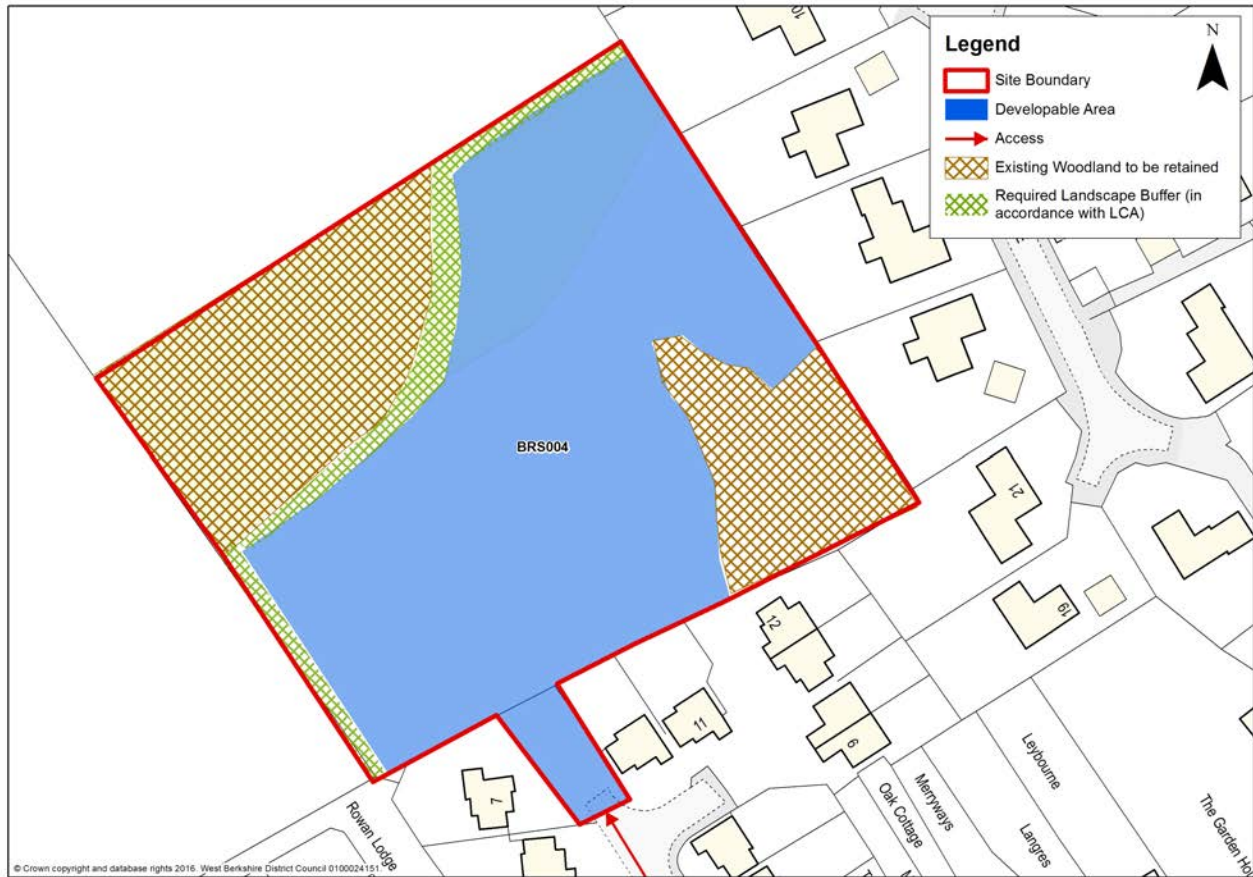
Land off Stretton Close, Bradfield Southend (site reference BRS004)

The site 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:

- 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.
- Access to the site will be provided from Stretton Close.
- 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.
- 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.
- An arboricultural survey will be required to inform the delivery of the site as there are protected trees present.
- 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.
- The development design and layout will be further informed by a full Landscape and Visual Impact Assessment (LVIA).

Housing Sites 2

Land off Stretton Close, Bradfield Southend- Policy HSA22

**Delivery and Monitoring - Policy HSA22**

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.53 The settlement boundary of Bradfield Southend has been redrawn to include the developable area of allocated site BRS004 and to include site BRS002 (site too small to allocate). This is shown on the Policies Map and a map of Bradfield Southend can be found in Appendix 6.

2 Housing Sites

Chieveley

Settlement Boundary

2.54 The settlement boundary of Chieveley has been redrawn as follows:

- Boundary altered to include development at track off Downend Lane to north of Chieveley (includes CHI016 site too small to allocate).
- Boundary altered to remove former Bardown site to west of Chieveley as planning permission has lapsed and no sign the site will come forward for development.
- Boundary altered to include existing development at Barton Copse to east of Chieveley.
- Boundary altered to include existing development (including dwellings curtilage) at The Green to west of Chieveley.
- Boundary altered to include site CHI010 (site too small to allocate).
- Boundary altered to west of Chieveley to follow dwellings curtilage at The Collage, Manor Lane and Manor Lodge, Church Lane.
- Boundary altered at Chieveley Primary School to only include the school buildings.

2.55 This is shown on the Policies Map and a map of Chieveley can be found in Appendix 6.

Compton

Policy HSA 23

Pirbright Institute site, High Street, Compton (site reference COM004)

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 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:

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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

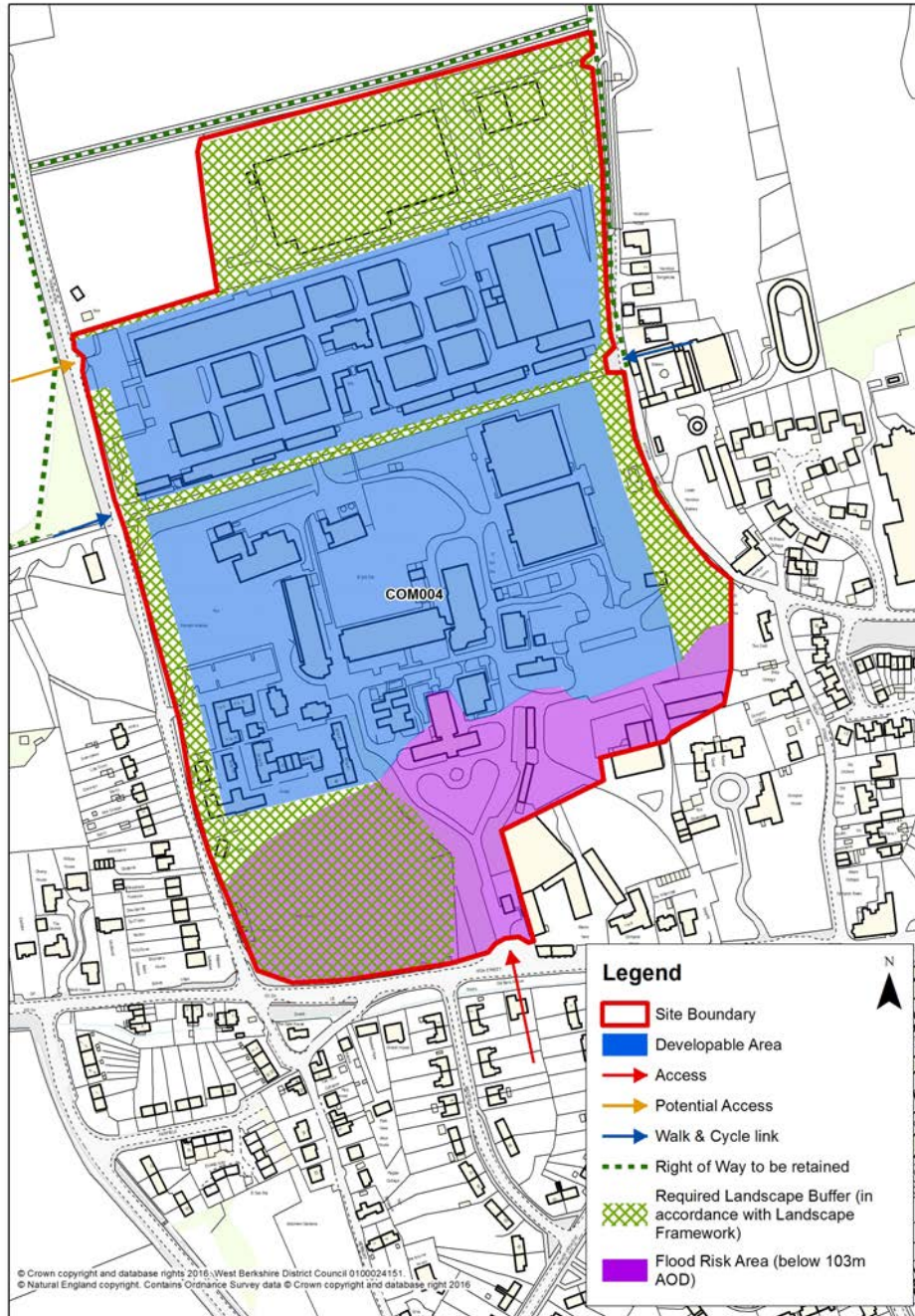
2 Housing Sites

measures will need to be implemented, to ensure any protected species are not adversely affected.

- 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.
- 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.
- 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).
- 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.

Housing Sites 2

Pirbright Institute Site, High Street, Compton - Policy HSA23



Delivery and Monitoring - Policy HSA23

The commencement of the development on this site is dependent on the closure of the Institute and any necessary remedial works. It is therefore likely to be after 2020/21. The delivery of the site will be monitored and reported in the Council's AMR.

2 Housing Sites

Settlement Boundary

2.56 The settlement boundary of Compton has been redrawn to include the developable area of allocated site COM004, the hostel site off Churn Road and the cricket ground. This is shown on the Policies Map and a map of Compton can be found in Appendix 6.

Hermitage

Policy HSA 24

Land off Charlotte Close, Hermitage (site reference HER001)

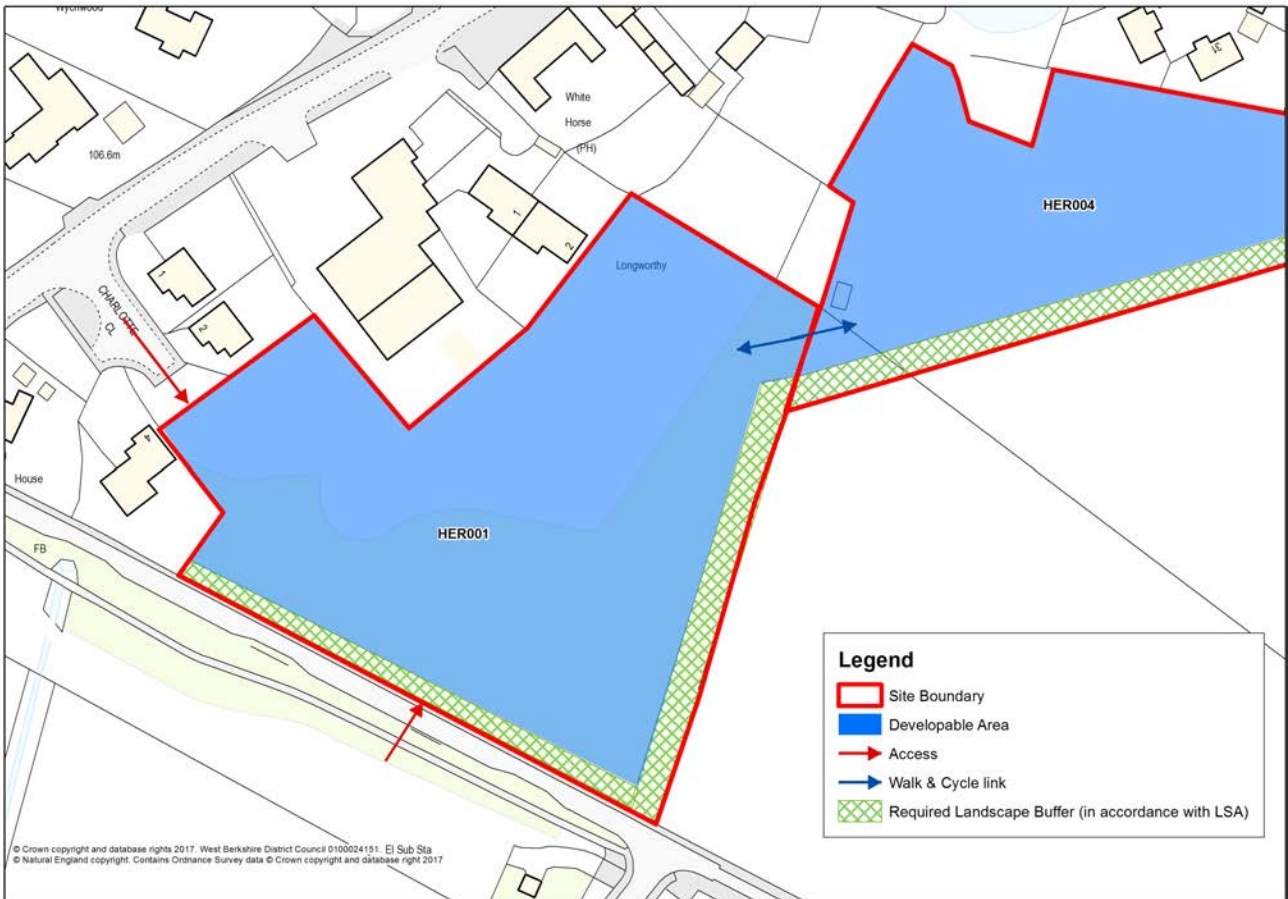
The site has a developable area of approximately 1.1 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

- The provision of approximately 15 dwellings to be developed at a mass and density that reflects the adjacent settlement character.
- The site will be accessed via Station Road and Charlotte Close with the provision of pedestrian and cycle linkages through the site to HER004 (Land to the south east of the Old Farmhouse).
- 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.
- 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.
- 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.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).

Housing Sites 2

Land off Charlotte Close, Hermitage - Policy HSA24



Delivery and Monitoring - Policy HSA24

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

2 Housing Sites

Policy HSA 25

Land to the south east of the Old Farmhouse, Hermitage (site reference HER004)

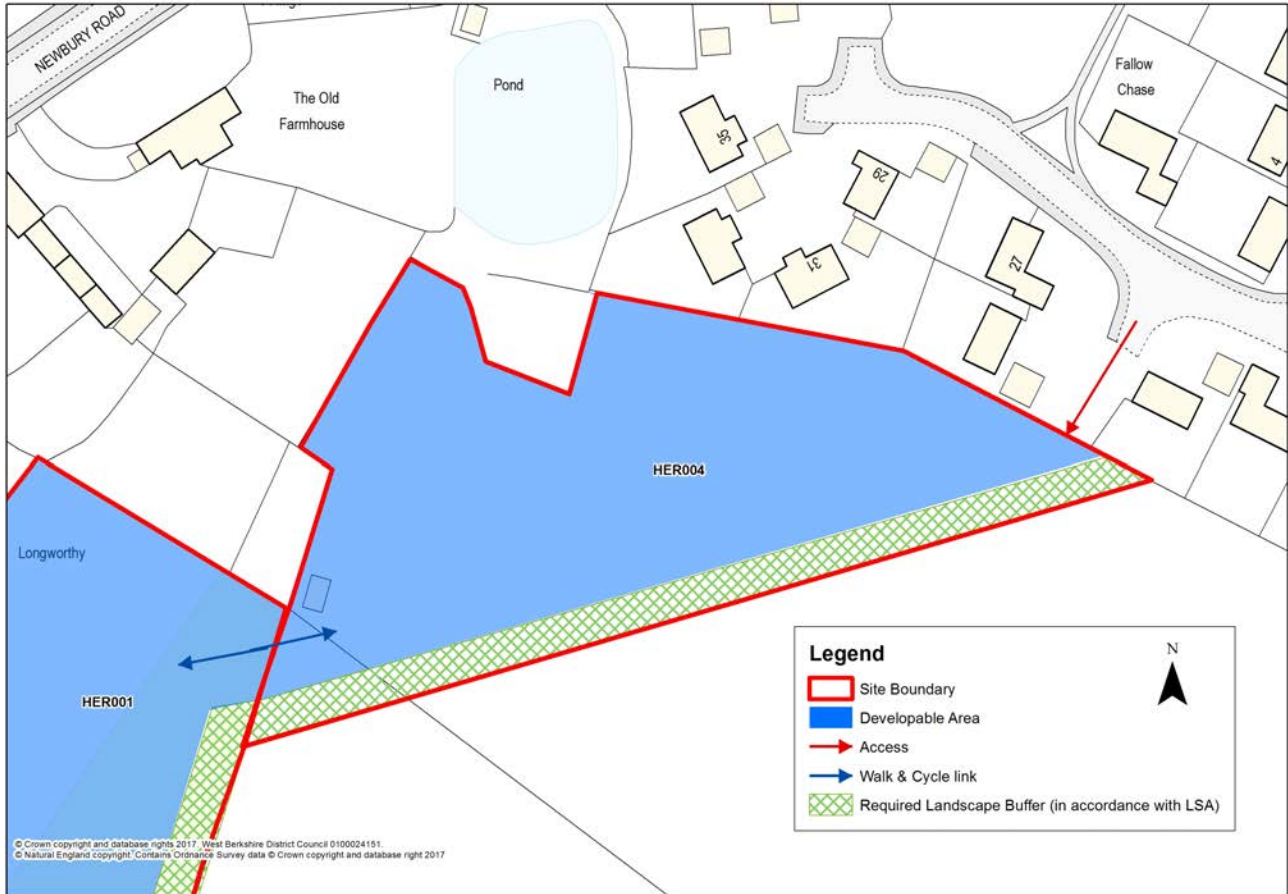
The site has a developable area of approximately 0.6 hectares, taking into account the outcomes of the Landscape Sensitivity Assessment (2011).

Development will be delivered in accordance with the following parameters:

- The provision of approximately 10 dwellings to be developed at a mass and density that reflects the adjacent settlement character.
- 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.
 - The provision of landscaping along the south eastern boundary of the developable area.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- The site will be accessed via Lipscombe Close with the provision of pedestrian and cycle linkages through the site to HER001 (Land off Charlotte Close). Access can also be provided off Station Road if the site is developed in conjunction with HER001.
- 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.
- 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.
- 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.

Housing Sites 2

Land to the south east of the Old Farmhouse, Hermitage - Policy HSA25

**Delivery and Monitoring - Policy HSA25**

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.57 The settlement boundary of Hermitage has been redrawn as follows:

- Boundary moved to include developable area of allocated sites HER001 and HER004 taking into account the outcomes of the Landscape Sensitivity Assessment (2011).
- Boundary altered to west of Hermitage to follow the road, and include dwellings accessed from The Old Nursery.
- Boundary altered to west of Hermitage to follow the dwelling curtilage at Oak Ville and Buck Wood Lodge, Hampstead Norreys Road.
- Boundary altered to north of the primary school to include the school buildings.
- Boundary altered to north east of Hermitage to include curtilage of existing dwellings at Pinewood Crescent and Rowlock Gardens.
- Boundary altered to include the properties at Hermitage Green.

2 Housing Sites

2.58 This is shown on the Policies Map and a map of Hermitage can be found in appendix 6.

Kintbury

Policy HSA 26

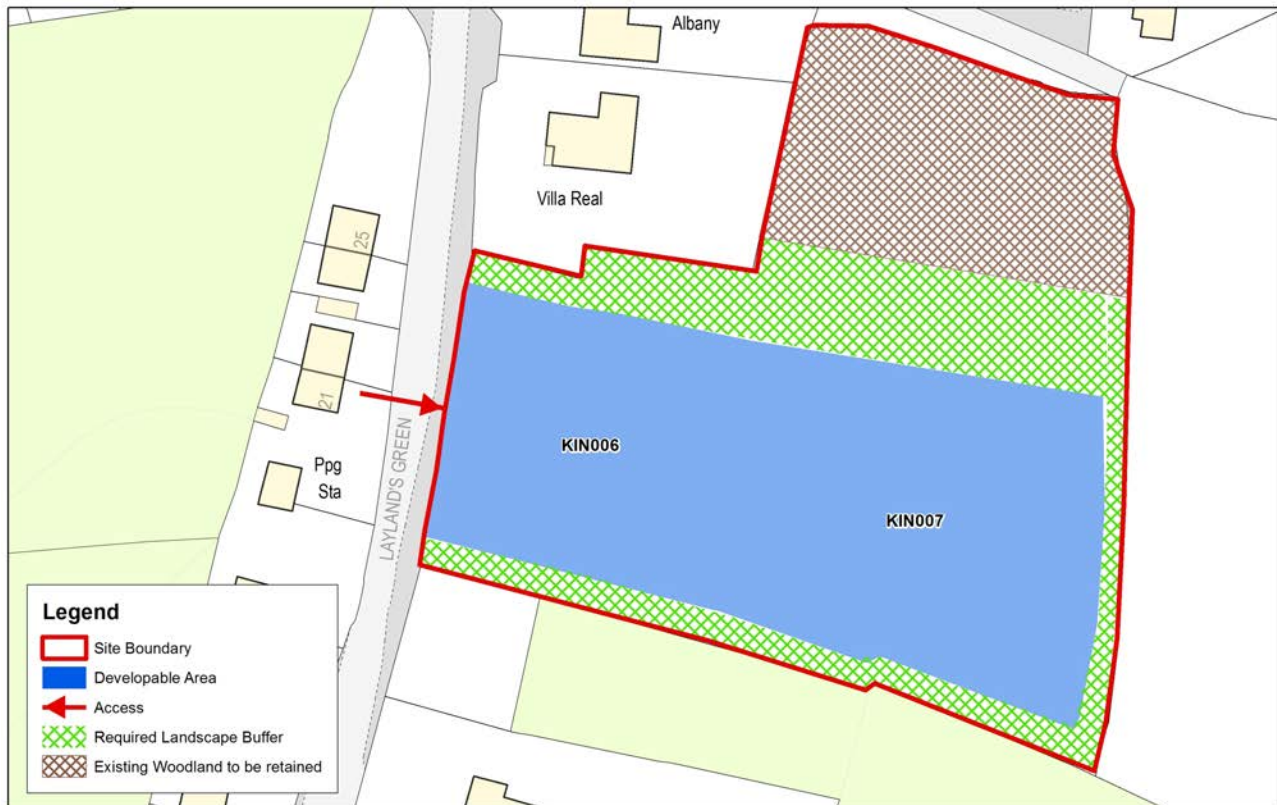
Land to the east of Layland's Green, Kintbury (site reference KIN006 and KIN007)

The sites, when considered together, have a developable area of approximately 0.5 hectares. They will be delivered together comprehensively in accordance with the following parameters:

- 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.
- Vehicular access to the site will be obtained from Layland's Green.
- Footway provision will be expected along Layland's Green to join the site with the existing footway to the north.
- The scheme will be developed in accordance with the Landscape Sensitivity Assessment (2011) and will include:
 - The protection and enhancement of existing landscape features including boundary hedgerows and trees.
 - Appropriate buffers to be provided to protect the woodland Tree Preservation Order in the north and the tree boundary to the south.
 - The development of the pit in the north of KIN007 into a permanent pond as part of a SuDS scheme.
- The development design and layout will be further informed by a full detailed Landscape and Visual Impact Assessment (LVIA).
- Two dwellings will front Layland's Green to integrate the development into the existing street scene.
- A Flood Risk Assessment (FRA) will be required for the site, given that the area is underlain with clay and the site lies within a groundwater vulnerability zone. This will include appropriate flood mitigation measures, including SuDS required.
- A methodology for foundation design will be required as the area is underlain with clay.
- The scheme will be informed by an extended phase 1 habitat survey with further detailed surveys arising from that as necessary. A Great Crested Newt survey will also be required to cover all ponds within 250m south and east of the site. Appropriate avoidance and mitigation measures would need to be implemented to ensure any protected species were not adversely affected. This will include a corridor left for newts along the northern boundary. Development will be expected to contribute net gains for biodiversity given that the site is within a Biodiversity Opportunity Area.
- The scheme will be informed by a phase 1 contamination report with further detailed reports arising from that as necessary, due to the old brick and tile works at Kiln Farm.

2 Housing Sites

Land to the east of Layland's Green, Kintbury - Policy HSA26



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Delivery and Monitoring - Policy HSA26

This site is expected to deliver early and to contribute immediately to the supply of land needed to demonstrate a five year housing land supply. The delivery of the site will be monitored and reported in the Council's AMR.

Settlement Boundary

2.59 The settlement boundary of Kintbury has been redrawn to include the developable area of allocated site KIN006 and 007 and to include the two additional dwellings of Albany and Villa Real along Layland's Green. This is shown on the Policies Map and a map of Kintbury can be found in Appendix 6.

Gypsy, Traveller and Travelling Showpeople Accommodation 3

3 Gypsy, Traveller and Travelling Showpeople Accommodation

3.1 Government guidance requires local planning authorities to assess need and use a robust evidence base to inform the preparation of local plans. In March 2015, a GTAA was carried out by independent consultants (Opinion Research Services) to establish the future need for Gypsy and Traveller site provision within West Berkshire. The study used a joint methodology agreed by other Berkshire authorities and has been used to inform the quantity and type of sites allocated in this Plan.

Duty to Cooperate

3.2 West Berkshire Council has focussed on meeting its needs identified in the Gypsy and Traveller Accommodation Assessment (GTAA) which was prepared using a joint methodology agreed by other Berkshire councils. The Council proposes to meet the identified need for Gypsies and Travellers as well as a need for Travelling Showpeople. The Council does not rely on neighbouring authorities to meet any accommodation needs and has not been asked to assist in meeting needs from neighbouring authorities.

Existing Provision

3.3 The GTAA identified 3 existing sites in West Berkshire with planning permission, accommodating 43 permanent pitches (however 2 pitches were unavailable at the time of the study due to flooding) and 15 transit pitches for Gypsies and Travellers. In addition, there was 1 unauthorised pitch. There are also 4 existing plots for Travelling Showpeople.

Future Requirements

3.4 The GTAA study assessed the future need for permanent and transit Gypsy and Traveller sites and site provision for Travelling Showpeople. The needs of those on existing sites were considered as part of the study. The needs were assessed over a 15 year period from 2014 to 2029.

3.5 The assessed need showed a net additional requirement for 17 permanent pitches for Gypsies and Travellers and a net additional requirement of 24 plots for Travelling Showpeople. The GTAA predated the revised definition of who is a Traveller in the Planning Policy for Traveller Sites. The Council therefore plans to make provision in the short term pending revision of the GTAA and bringing forward proposals in the new Local Plan for the District.

3.6 No requirement for transit pitches was identified. Evidence in the GTAA shows that there are only a small number of roadside encampments each year and the one existing transit site at Paices Hill is not fully occupied. No further transit provision was recommended by the assessment.

Gypsy and Traveller Accommodation Assessment Identified Need 2014 - 2029

| | 2014 - 2019 | 2019 - 2024 | 2024 - 2029 | Total |
|--|-------------|-------------|-------------|-----------|
| Gypsy and Traveller permanent pitches | 4 | 6 | 7 | 17 |
| Travelling Showpeople plots | 20 | 2 | 2 | 24 |

3 Gypsy, Traveller and Travelling Showpeople Accommodation

Site Allocations for Gypsies, Travellers and Travelling Showpeople

3.7 This Housing Site Allocations DPD allocates two sites to provide accommodation for Gypsy, Travellers and Travelling Showpeople. Over the period of the Plan, these sites will meet the total accommodation requirement of 24 plots for Travelling Showpeople and provide 8 pitches in the short term for Gypsies and Travellers pending the new Local Plan meeting longer term requirements.

The Approach to Site Selection

3.8 Core Strategy Policy CS7 criteria are used in determining the suitability of sites coming forward through the planning application process. These criteria were used to assess the sites considered for meeting Gypsy and Traveller accommodation needs. A SA/SEA was then undertaken on sites where appropriate.

3.9 Through this site selection process the following sites are allocated:-

- New Stocks Farm, Paices Hill, Aldermaston (GTTS5)
- Longcopse Farm, Enborne (GTTS2)

3.10 This section sets out a specific policy, accompanied by an indicative site plan, for each of the two allocated sites. A further policy TS3 sets out detailed requirements which are required for development on each of the sites coming forward for this use. All allocated sites are subject to a planning application.

Policy TS 1

New Stocks Farm, Paices Hill, Aldermaston (site reference GTTS5)

Type of site: Gypsy and Traveller site

Number of pitches: 8 permanent pitches

Timescale: Within 5 years

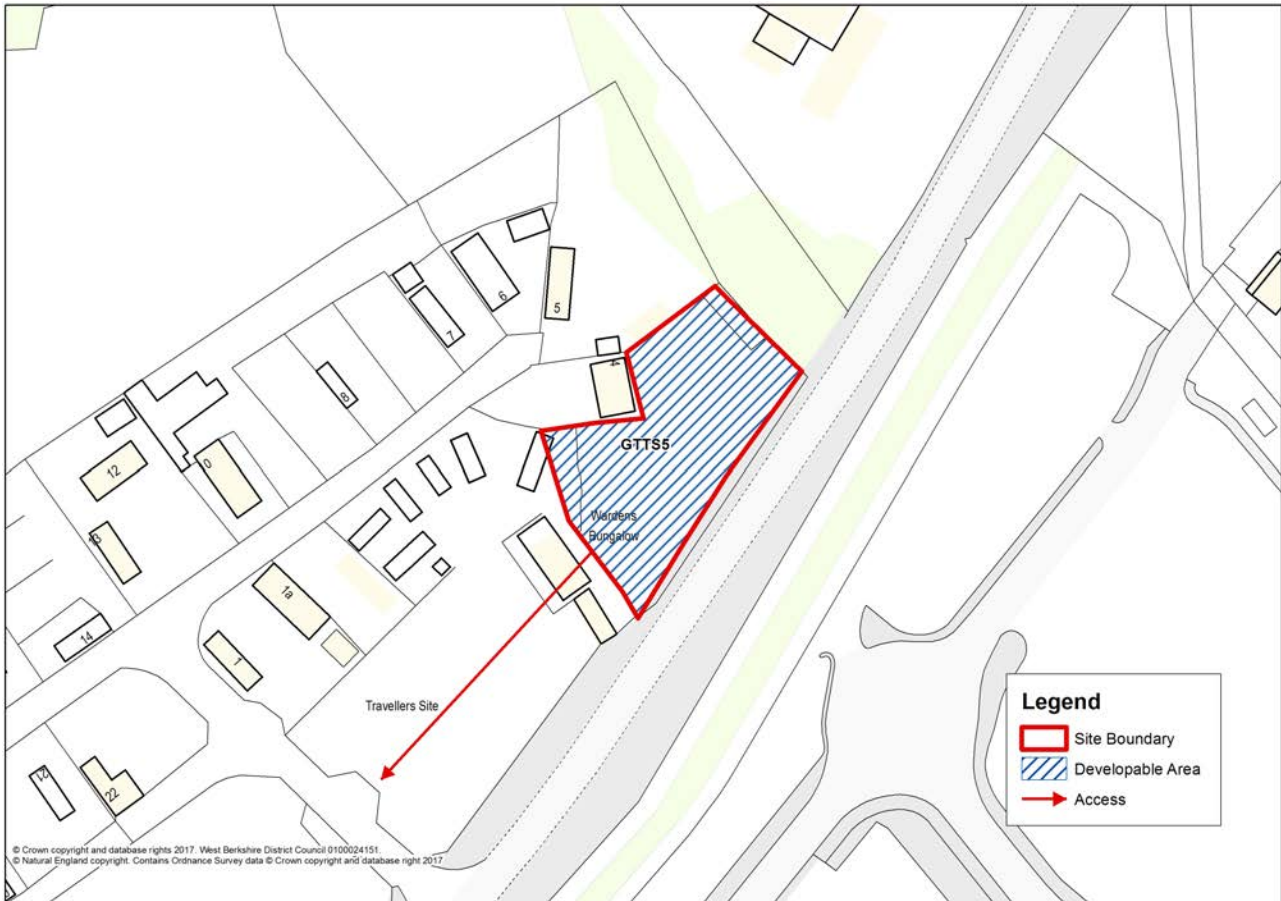
Proposals for this site should:

- Replace 8 existing transit pitches on the south east part of the New Stocks Farm site
- Provide a design, layout and siting plan.
- Be accessed from the existing access.
- Demonstrate appropriate safeguards to prevent the pollution of ground and surface water.
- Provide a Sustainable Urban Drainage assessment.
- Have due regard to the provisions of Policy TS3 `Detailed Planning Considerations for Traveller Sites`.

The site shall only be occupied by those persons who meet the definition of Gypsies and Travellers.

Gypsy, Traveller and Travelling Showpeople Accommodation 3

New Stocks Farm, Paices Hill, Aldermaston - Policy TS1



Supporting Text

3.11 This site of approximately 0.15 hectares is located within the existing privately run Gypsy and Traveller site, Paices Hill, which has a total of 39 pitches (24 permanent and 15 transit pitches). This allocation will convert 8 of the existing transit pitches to 8 permanent pitches. Therefore the overall number of pitches will remain at 39.

3.12 The site will be accessed off Paices Hill through the existing site entrance. The site is located less than 1km to Tadley which hosts a variety of services and facilities including schools and shops, and employment areas (Calleva Park and Young's Industrial Estate) are also in close proximity. Most of the surrounding uses are commercial. The site is not located within a flood zone and there is no evidence of flood risk issues on the site. The site is located within the inner consultation zone for AWE Aldermaston.

Delivery and Monitoring - Policy TS1

The site is expected to be delivered within 5 years and to fulfil the identified need for Gypsy and Traveller accommodation for the first 5 years of the plan and for all but 2 pitches of the following 5 years up to 2024, as identified within the GTAA (2015). The delivery of the site will be monitored and reported in the Council's AMR.

3 Gypsy, Traveller and Travelling Showpeople Accommodation

Policy TS 2

Long Copse Farm, Enborne (site reference GTTS2)

Type of site: Travelling Showpersons yard

Number of plots: 24 plots

Timescale: 20 plots to be delivered within 5 years, the remaining 4 plots to be delivered later in the plan period

Proposals for this site should:

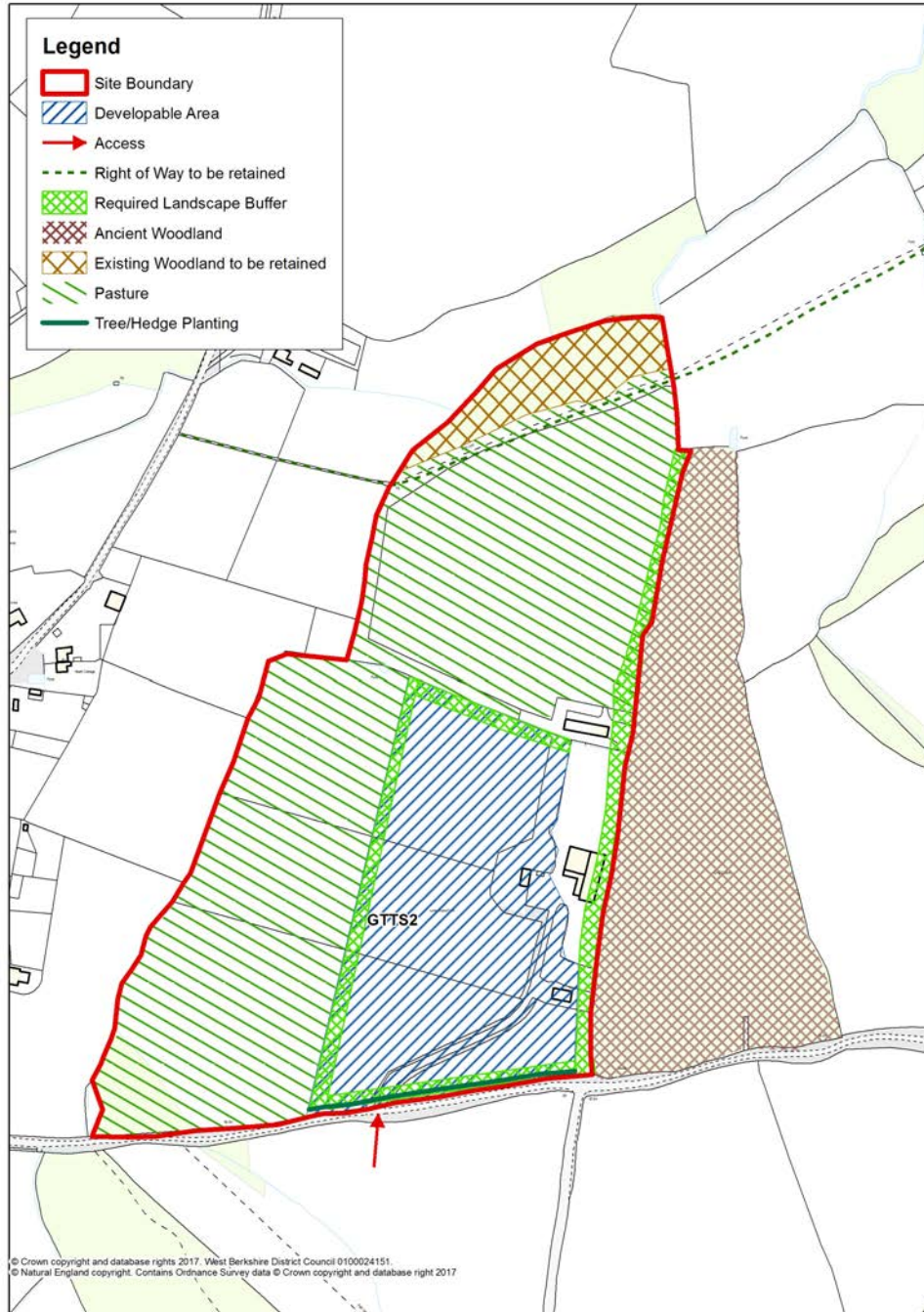
- Provide a design, layout and siting plan together with a Landscape and Visual Impact Assessment (LVIA).
- Provide a landscaping scheme to conserve and enhance the existing trees, hedgerows and woodland which should demonstrate how it would assist in breaking up and screening the built area and the area along the road access to the site.
- 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.
- 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.
- 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.
- Provide a layout showing the residential, maintenance and storage activities proposed on the site.
- Demonstrate appropriate safeguards to prevent the pollution of ground and surface water.
- Provide a Sustainable Urban Drainage assessment.
- Have due regard to the provisions of Policy TS3 `Detailed Planning Considerations for Traveller Sites`.

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.

Gypsy, Traveller and Travelling Showpeople Accommodation 3

Long Copse Farm, Enborne - Policy TS2



Supporting Text

3.13 The site is located in Enborne to the west of Wash Common. This is an existing site of 19.8 hectares, accommodating four existing caravans for Travelling Showpeople and the storage of equipment associated with Zippos Circus. It is proposed that the requirement for 24 plots for Travelling Showpeople identified within the GTAA could be accommodated on this site on an area of approximately 4.4 hectares.

3 Gypsy, Traveller and Travelling Showpeople Accommodation

3.14 The site adjoins areas of woodland which are designated Local Wildlife Sites but the site is largely in agricultural use with the exception of the existing area accommodating Travelling Showpeople and associated storage. The site is outside of an existing settlement and is rural in character. There are no residential properties immediately adjacent to the site. Impact on the privacy and residential amenity of both site occupants and/or neighbouring uses will therefore be limited.

3.15 The northern most part of the site is within Flood Zones 2 and 3 and a stream runs along the western and northern boundaries of the site. Development on the flood zone area must be avoided.

3.16 The site is contained to the east by Long Copse and to the north by an area of woodland, with views to properties to the west.

Delivery and Monitoring - Policy TS2

The site is expected to deliver 20 plots within 5 years, and the remaining 4 plots to be delivered later in the plan period to fulfil the requirement for the 24 plots for Travelling Showpeople identified within the GTAA (2015). The delivery of the site will be monitored and reported in the Council's AMR.

Gypsy, Traveller and Travelling Showpeople Accommodation 3

Detailed Planning Considerations for Traveller Sites

3.17 To give clarity on the supporting information expected from development proposals a detailed planning considerations policy is included. This policy supplements the detailed provisions for each of the sites set out in policies TS1 and TS2.

Policy TS 3

Detailed Planning Considerations for Traveller Sites

Proposals for development will be expected to comply with policies within the West Berkshire Development Plan and have regard to guidance outlined in the Government's good practice guide on Designing Gypsy and Traveller Sites where appropriate. In addition proposals will:

- Provide an integrated water supply and drainage strategy in advance of development to ensure the provision of adequate and appropriate infrastructure for water supply and waste water, both on and off site. Development will be occupied in line with this strategy. All sites that are not connected to the mains sewerage system will ensure there are no deleterious effects to Special Area of Conservation (SACs) and river and wetland Site of Special Scientific Interest (SSSIs).
- Incorporate appropriate vehicle access and turning space.
- Include appropriate landscaping proposals, retaining and incorporating key elements of landscape character into the site design.
- Be well designed and laid out with shelter and amenity buildings which are appropriately located and constructed of sympathetic materials suited for the purpose.
- Provide a mix of residential and business use where appropriate.
- Provide a Flood Risk Assessment in accordance with Policy CS16 of the adopted Core Strategy.
- Demonstrate that surface water will be managed in a sustainable manner through the implementation of Sustainable Drainage Methods (SuDS).
- Include measures to improve accessibility by, and encourage use of, non-car transport modes. These measures should be set out in a Travel Plan for the site.
- Identify internal walking routes and show how they will be linked to existing routes including the Public Rights of Way network. They will also take advantage of the landscape features of value within the site. Opportunities to improve external routes to services and facilities will be sought.
- Identify measures to be provided to mitigate the impact of development on the local road network as identified by a site specific Transport Assessment or Transport Statement.
- Identify appropriate green space/green infrastructure in line with the Council's adopted standards as set out in Policy RL1 of the Local Plan 1991 – 2006 (Saved Policies 2007).
- Provide necessary infrastructure to meet the needs that arise from the development as a whole, in accordance with both the most up to date Infrastructure Delivery Plan (IDP) and through conformity with the appropriate standards.
- Provide a Landscape and Visual Impact Assessment (LVIA) in accordance with the Landscape Institute *Guidelines for Landscape and Visual Impact Assessment 3rd ed.* 2013. This will inform the development design and layout of the site and requirements for green infrastructure.
- Provide 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.

3 Gypsy, Traveller and Travelling Showpeople Accommodation

- Provide appropriate mitigation to offset impact on key species and habitats through appropriate buffering, on-site mitigation and off-site compensation measures.
- Provide a design, layout and siting plan for the development.

Supporting Text

3.18 Applicants should take into account the requirements of the policy relating to each of the site allocations and the requirements of Policy TS3. Pre-application discussions are encouraged. Proposals for rural exception sites for Travellers will be considered under Countryside Policy 2.

3.19 Proposals for sites other than those listed in this Plan for accommodating identified needs for Gypsies and Travellers, will be considered against Core Strategy Policy CS7 and TS3 above. Existing sites for authorised Gypsy, Traveller and Travelling Show people should be retained for the use of these groups unless it has been established that these sites are no longer required.

4 Housing in the Countryside

Introduction

4.1 As 90% of the District is rural in character and 74% is also within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) the Council is aware of its responsibility to ensure, through its planning policies, the conservation and enhancement of the unique landscape character and environmental qualities that define West Berkshire. Approximately 64,000 or 44% of the total population of West Berkshire lives in the rural areas, both inside and outside the AONB.

4.2 In comparison, the surrounding urban areas of Reading, Newbury, Basingstoke, Andover, Swindon and Didcot have a total population of over 1.2 million. The rural area, with its attractive environment and close proximity to these centres, and with excellent transport links to other major urban areas, including London, is under constant pressure for new development.

4.3 The Council needs to encourage and support a thriving rural economy whilst at the same time protecting the area from harmful development.

Planning Context

4.4 The countryside housing policies are set within the context of the NPPF and the adopted Core Strategy, and supported by other relevant documents such as the North Wessex Downs AONB Management Plan⁽⁵⁾.

4.5 The Core Strategy proposes appropriate and sustainable growth within the AONB, with housing focused on the rural service centres and service villages with an emphasis on meeting local housing needs. Core Strategy Area Delivery Plan Policies 1, 4, 5, and 6 provide the context for all proposed residential development within, and in the setting of, the North Wessex Downs Area of Outstanding Natural Beauty by seeking to protect the impact on its special qualities and the natural beauty of the AONB landscape.

4.6 Cumulative impact is a particularly important consideration as incremental changes when viewed collectively can significantly change the character of the landscape. A particular landscape may be able to accommodate one newly built dwelling but if this is repeated on other sites in the locality, the overall effect could alter the landscape character of the area. Also, a seemingly minor development can have a major impact where for example, small cottages are replaced with much larger houses. There may be no increase in the number of dwellings but when existing small scale residential development, or agricultural buildings, are replaced with large houses, a scene that was once comprised of isolated agricultural workers cottages and barns set within open fields is urbanised and the rural character altered.

4.7 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 housing development is not acceptable even on a small scale. There may also be a rare circumstance when a particular housing scheme is considered to be essential, even though it has an adverse impact. This approach to be followed is referred to in the NPPF and the Core Strategy.

4.8 Any major development in the AONB is restricted to exceptional circumstances and where it can be demonstrated to be in the public interest.

4 Housing in the Countryside

4.9 Where development impacts on the AONB, or its setting, an assessment will be needed of the impact on the special qualities and natural beauty of the landscape. Outside the AONB, permitted development rights are less restrictive than in the AONB.

Assessing the impact of development on landscape character

4.10 The term 'landscape character'⁽⁶⁾ covers the physical, visual, ecological, historical, access and recreation, cultural, economic and social issues which together make up our understanding and appreciation of external landscape surroundings. Assessing the impact of development on the character of the landscape, both within and outside the AONB, in accordance with Core strategy policy CS19, should be done through the use of Landscape Character Assessment (LCA). LCA is particularly valuable when looking at landscape sensitivity, whether that is:

- i. Overall sensitivity: the sensitivity of the landscape itself, irrespective of the type of change. This is a combination of:
 1. The sensitivity of the landscape resource (in terms of its character as a whole and the individual elements contributing to that character);
 2. The visual sensitivity of the landscape, assessed through factors such as views, visibility, the number and nature of people perceiving the landscape and the scope for mitigating visual impact: or
- ii. Landscape sensitivity to a particular type of change; the interactions between the landscape, the way it is perceived and the nature of the type of change or development proposed.

4.11 Once the landscape sensitivity of an area is established then the capacity of that landscape to accommodate change can be established. Where appropriate, proposals for development should therefore, be accompanied by a Landscape and Visual Impact Assessment (LVIA) which assesses both the landscape and the visual effects of the development proposed.

⁶ For the purpose of this DPD the Council has used the European Landscape Convention definition of landscape "An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors." (Council of Europe 2000). It applies to all landscapes, towns and villages, as well as open countryside; and ordinary or even degraded landscapes, as well as those that are afforded protection. The ELC was signed by the UK Government in February 2006 and became binding from March 2007.

Housing in the Countryside 4

Housing in the Countryside Policies

Policy C 1

Location of New Housing in the Countryside

There is a presumption in favour of development and redevelopment within the settlement boundaries of the following settlements:

| | | |
|--------------------|-------------------|--|
| Aldermaston | Donnington | Newbury |
| Aldermaston Wharf | East Garston | Pangbourne |
| Ashmore Green | East Ilsley | Peasmore |
| Beenham | Eastbury | Stockcross |
| Boxford | Eddington | Streatley |
| Bradfield | Enborne Row | Tadley/Pamber Heath |
| Bradfield Southend | Great Shefford | Thatcham |
| Brightwalton | Greenham | Theale |
| Brightwalton Green | Hampstead Norreys | Tidmarsh |
| Brimpton | Hermitage | Eastern Urban Area (Tilehurst, Calcot, Purley) |
| Burghfield | Hungerford | Upper Basildon |
| Burghfield Bridge | Kintbury | Upper Bucklebury |
| Burghfield Common | Lambourn | West Ilsley |
| Chieveley | Leckhampstead | Woolhampton |
| Cold Ash | Lower Basildon | Wickham |
| Compton | Mortimer | Yattendon |
| Curridge | | |

There will be a presumption against new residential development outside of the settlement boundaries. Exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers, extension to or replacement of existing residential units and limited infill in settlements in the countryside with no defined settlement boundary. All proposals will need to satisfy the other policies in this section of the Plan.

4 Housing in the Countryside

In settlements in the countryside with no defined settlement boundary, limited infill development may be considered 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; and
- iv. The 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 the settlement within the open countryside, where it does not contribute to the character and distinctiveness of a rural area, including the natural beauty of the AONB or where development would have an adverse cumulative impact on the environment or highway safety.

Supporting Text

4.12 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 Policy ADPP1 in the Core Strategy. The policy seeks to accommodate development in the most sustainable way, focusing the majority of development in settlements with existing facilities and services.

4.13 Policy ADPP1 makes reference to smaller villages with settlement boundaries which are suitable for limited infill development. These settlements are currently set out in saved policy HSG1 which will be replaced by Policy C1 upon adoption of this Housing Site Allocations DPD. The settlements within the settlement hierarchy will have revised settlement boundaries as a result of housing allocations stemming from the Local Plan.

4.14 Planning guidance advises that blanket policies restricting housing development should be avoided unless there is robust evidence on why this is necessary. The conservation and enhancement of the AONB and its setting and a recognition of the intrinsic character and beauty of the countryside whilst supporting rural communities within it are key considerations. However, 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.

4.15 For all housing proposals in the countryside, the applicant should illustrate the appropriateness of the development within the rural context by providing the following supporting evidence:

- i. an assessment of the landscape and visual effects of the proposals
- ii. impact on the highway network both in terms of alterations to the existing highway and increase in all forms of traffic on the wider network
- iii. measures proposed to provide for, or encourage, sustainable transport, pedestrian access to existing footpaths, and sources of sustainable energy
- iv. plot size, curtilage and boundary treatments
- v. the use of materials acceptable within the local architectural context
- vi. impact on quality of dark skies with mitigation measures where required
- vii. foul and surface water disposal

Housing in the Countryside 4

- viii. landscaping including native species
- ix. ground moulding, if any, with priority to retaining the natural slope.

4.16 In the countryside, development is restricted. The exceptions are covered by the remainder of the policies in this section of the DPD.

4.17 There may be a special circumstance, where a new home of truly outstanding design standards, reflecting the highest standards of architecture is proposed. These will be considered on their individual merits.

4 Housing in the Countryside

Policy C 2

Rural Housing Exception Policy

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 must 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 sites 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,
- ii. the measures being taken to ensure the use of the affordable housing is to meet local needs in perpetuity,
- iii. the relationship of open market housing to meeting local need, in terms of location, design, visual character, and type of accommodation.

Supporting Text

4.18 The rural exception sites 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 and rural service centres, alongside general housing development. Rural exception sites will not therefore, be permitted in the countryside adjacent to these areas.

4.19 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 an existing connection with the area in accordance with the Council's Housing Allocations Policy⁽⁷⁾ and are unable to access housing without publicly funded financial assistance.

4.20 The Council encourages Parish Councils to have an up-to-date Housing Needs Survey and to work closely with the District Rural Housing Enabler who is able to provide advice on funding opportunities. Rural exceptions housing is subject to all the normal planning considerations. In addition,

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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 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

4.21 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 part of one cohesive scheme.

4.22 A recent change in Government policy is 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.

Supporting Evidence - Viability

4.23 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.

4 Housing in the Countryside

Policy C 3

Design of Housing in the Countryside

The design of new housing, including rural exception housing sites, conversions, extensions and replacement dwellings, must have regard to the impact individually and collectively on the landscape character of the area and its sensitivity to change.

Development should be designed having regard to the character of the area in which it is located taking account of the local settlement and building character. It should also have regard to 'Quality Design' – West Berkshire Supplementary Planning Document, Conservation Area Appraisals and community planning documents such as Parish Plans and Town and Village Design Statements, the design principles set out in the North Wessex Downs AONB Management Plan and on the rural environment.

Supporting Text

4.24 It is essential that new development harmonises with any distinctive local characteristics. This does not prevent proposals for outstanding examples of modern design; the overriding consideration should be the impact on the landscape and on local character in accordance with Core Strategy policies CS14 and CS19.

4.25 The NPPF (paragraphs 56 to 68) stresses the importance of good design and the need for Planning Authorities to provide clear guidance within their plans without being over prescriptive:

'...Should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.'

4.26 In assessing the development's contribution to achieving high quality and inclusive design, the Council will take account of the 'Quality Design' - West Berkshire Supplementary Planning Documents⁽⁸⁾ and Conservation Area Appraisals which are useful references for all applicants. There are also a number of town, village and parish design statements which have been adopted by the Council which should be used to inform proposals for development in accordance with Core Strategy policy CS19. The North Wessex Downs AONB Management Plan should inform proposals within the AONB.

4.27 In assessing the potential impact on local landscape particular regard will be had to the sensitivity of the landscape to the particular type of development being proposed and the capacity of that landscape to be able to accommodate that type of development without significant effects on its overall landscape character.

Housing in the Countryside 4

Supporting Evidence

4.28 Applicants are encouraged to provide the following verifiable evidence to support relevant proposals:

- i. an assessment of the landscape and visual effects of the proposals,
- ii. impact on the highway network both in terms of alterations to the existing highway and increase in all forms of traffic on the wider network,
- iii. measures proposed to provide for, or encourage, sustainable transport, pedestrian access to existing footpaths, and sources of sustainable energy,
- iv. impact on the need for all forms of supporting infrastructure including social, medical and educational needs,
- v. plot size, curtilage and boundary treatments,
- vi. the use of materials and detailing acceptable within the local architectural context,
- vii. impact on any protected species and the measures being taken to avoid and mitigate such impact, together with any measures to enhance biodiversity,
- viii. impact on any historical or archaeological interests and the measures being taken to mitigate such impact,
- ix. impact on quality of dark skies with mitigation measures where required,
- x. flood risk assessment and mitigation where required,
- xi. foul and surface water disposal,
- xii. use of porous materials for all hard surfaces,
- xiii. tree survey, measures to protect existing trees and important hedgerows during and after construction works,
- xiv. landscaping including species and a planting schedule,
- xv. groundmoulding, if any, with priority to retaining the natural slope.

4.29 It is important to reiterate the significance attached to cumulative impacts. 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.

4 Housing in the Countryside

Policy C 4

Conversion of Existing Redundant Buildings in the Countryside to Residential Use

The conversion of existing redundant buildings to residential use will be permitted providing that:

- i. the proposal involves a building that is structurally sound and capable of conversion without substantial rebuilding, extension or alteration; and
- ii. the applicant can prove the building is genuinely redundant and a change to a residential use will not result in a subsequent request for a replacement building; and
- iii. the environment is suitable for residential use and gives a satisfactory level of amenity for occupants; and
- iv. it has no adverse impact on / does not affect rural character; and
- v. 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
- vi. the conversion retains the character, fabric and historic interest of the building and uses matching materials where those materials are an essential part of the character of the building and locality; and
- vii. the impact on any protected species is assessed and measures proposed to mitigate such impacts.

Supporting Text

4.30 This policy applies to all existing buildings that are structurally sound including for example, community or educational facilities and agricultural buildings. However, not all buildings will be suitable for conversion, due to their unsuitable location, condition or appearance of the structure. It may be a relatively modern agricultural building or an inappropriate scale or material to be re-used for a dwelling. Where a building being converted is located within the AONB or its setting, it will be expected to make a positive contribution to enhancing the special qualities and the natural beauty of the landscape of the AONB.

4.31 For a building to be considered redundant, it is important that the original use of the building for that purpose no longer exists. 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. A subsequent application for a replacement building may well be refused.

4.32 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 C1.

4.33 Though redundant, 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. It cannot be presumed that simply by being redundant, that the building can be converted to residential use.

Housing in the Countryside 4

4.34 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 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.

4.35 There are Permitted Development (PD) Rights allowing the conversion of some buildings to residential use from other uses including shops and agricultural use. Some of the current PD rights are intended to be temporary. The latest position should be checked prior to seeking planning permission.

4.36 Where Permitted Development Rights are being used, generally the Prior Notification procedure has to be followed. This essentially means notifying the Council of the intention to change the use and affording the Council the opportunity to request details of the schemes. It is advisable to seek professional advice or to contact the Council to discuss relevant requirements prior to commencing any development on site.

4 Housing in the Countryside

Policy C 5

Housing related to Rural Workers

New dwellings in the countryside related to, and located at or near, a rural enterprise will be permitted where:

- 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 must be 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;
- 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 there is no continuing need, that appropriate marketing has been undertaken and that it cannot meet an existing local housing need.

Supporting Text

4.37 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.

4.38 There are a number of existing educational and institutional establishments within the rural area of West Berkshire. Policy C5 does not apply to these uses. The policy provision for new development associated with these establishments is set out in saved policy ENV.27 of the West Berkshire District Local Plan.

Housing in the Countryside 4

4.39 The Council's preference for rural workers' accommodation is for such provision 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.

4.40 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.

4.41 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 Core Strategy Policy CS12. 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 CS12 will support the provision of new residential accommodation where it is shown to be essential.

4.42 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.

4.43 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.

4.44 The Council is mindful of the impact that proposed rural workers houses 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 Core Strategy policies CS17 and CS19 will therefore apply.

4.45 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. 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. Appropriate marketing will need to have been undertaken and it will need to be shown that the property cannot meet another local housing need.

4.46 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.

4 Housing in the Countryside

Policy C 6

Extension of Existing Dwellings within the Countryside

There is a presumption in favour of proposals for the extension of existing permanent dwellings. An extension or alteration will be permitted providing that:

- i. the scale of the enlargement is subservient to the original dwelling and is designed to be in character with the existing dwelling; and
- ii. it has no adverse impact on: the setting, the space occupied within the plot boundary, on local rural character, the historic interest of the building and its setting within the wider landscape; and
- iii. the use of materials is appropriate within the local architectural context; and
- iv. there is no significant harm on the living conditions currently enjoyed by residents of neighbouring properties.

Supporting Text

4.47 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 over time, proposals will come forward for extensions or alterations to these. 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. When considering proposals in or within the setting of the AONB, particular regard will be had to the impact on its natural beauty and special qualities.

4.48 The size and design of an extension or alteration is a key consideration of achieving sustainable development. The design of any development should be sympathetic to the existing dwelling, the area adjacent to the site and its wider setting. Proposed changes, either individually or cumulatively should not over dominate the existing dwelling.

4.49 The relationship with the existing dwelling is key. The scale, height and massing of an alteration or extension should appear subservient to the existing dwelling. 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.

4.50 Regard will be given to previous extensions 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.

4.51 Where successive alterations or 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.

Housing in the Countryside 4

4.52 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 effect on the character of the area.

4.53 Extensions should be constructed in materials that harmonise with the character of the house being extended. An extension that may be considered of an acceptable size may still be refused, due to the use of unsuitable materials.

4.54 Care will be exercised to ensure that a proposed extension will not give rise to increased over-looking, loss of light, 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.

4.55 There are extensive Permitted Development Rights enabling the enlargement or alteration of a house 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.

4 Housing in the Countryside

Policy C 7

Replacement of existing dwellings

There is a presumption in favour of the replacement of an existing dwelling of permanent construction. A replacement dwelling will be permitted providing that:

- i. The existing dwelling is not subject to a condition limiting the period of use as a dwelling; and
- 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:
 1. The character and local distinctiveness of the rural area
 2. Individual heritage assets and their settings
 3. Its setting within the wider landscape; and
- iii. There is no extension of the existing curtilage, unless required to provide parking or amenity space to be consistent with dwellings in the immediate vicinity; and
- 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

4.56 Only proposals involving the replacement of existing permanent dwellings will be permitted under Policy C7. The policy should not be used to establish a permanent residential use on a site where a property is derelict.

4.57 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 resisted.

4.58 If a replacement dwelling is disproportionate it will not be acceptable. 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.

4.59 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.

4.60 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.

Housing in the Countryside 4

Policy C 8**Extension of Residential Curtilages**

Extensions to existing residential curtilages 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 considered where:

- i. It is required to provide parking in the interests of highway safety;
- 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 must be accompanied by details showing that:

- 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.
- 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

4.61 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.

4.62 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.

Delivery and Monitoring - Countryside Policies

The Housing in the Countryside policies will be delivered through the development management process. Further information on delivery indicators is set out in Section 6 (Monitoring and Delivery) of this DPD. This will be reported in the Council's AMR.

5 Parking Standards for New Residential Development

5 Parking Standards for New Residential Development

Policy P 1

Residential Parking for New Development

- i. The layout and design of parking spaces should follow the parking design guidance from the Building for Life Partnership, 2012 (as set out in Appendix 2) and principles contained in Manual for Streets⁽⁹⁾ in order that good quality homes and neighbourhoods are created. Where possible, rear parking courts should be avoided.
- ii. 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 Area (EUA) zone are detailed on the accompanying maps (as set out in Appendix 2) and Zone 3 covers all other parts of the District.

| Bedrooms | Flats (+1 additional space per 5 flats for visitors) | | | Houses | | | |
|----------|--|------|---|--------|---|-----|-----|
| | 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 |
| EUA Zone | 1.5 | | 2 | 1 | 2 | 2 | 3 |

- iii. 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.
- iv. 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.
- v. 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⁽¹⁰⁾.
- vi. The above levels of parking are required irrespective of whether a travel plan is submitted for a given development. A residential travel plan will normally be required where 50 or more dwellings are proposed in Zones 1 and 2 and in the Eastern Urban Area Zone, and where 80 or more dwellings are proposed in Zone 3. Residential developments of 10 or more dwellings will be expected to provide new residents with a travel information pack containing relevant information to inform residents of their travel choices and encourage sustainable travel.

9 Manual for Streets (2007) and Manual for Streets (2010)

10 Residents' Parking Scheme - Policy and Guidance. This forms part of a suite of the Council's Operational Traffic Management Policies.

Parking Standards for New Residential Development 5

- vii. A full Transport Assessment will be required where 60 or more dwellings are proposed across the District. 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.
- viii. Electric charging points should be installed for new residential developments. These charging points may vary from communal points, more suited to flats or where there are shared parking areas, to individual points incorporated into houses.
- ix. 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 residential developments.

Supporting Text

5.1 Levels of parking provision and the way in which they are designed are important factors in creating good quality environments where people want to live. The residential parking policy seeks to ensure the delivery of good quality neighbourhoods for West Berkshire.

5.2 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 2.

| Zone | Description | Area |
|-----------------|---|--|
| Zone 1 | Core Town Centres plus 5 minute walking zone | Newbury, Thatcham, Hungerford, Pangbourne and Theale town centres |
| Zone 2 | Communities with core town centre zones, with 500m buffer outside adopted settlement boundary ⁽¹¹⁾ | Newbury, Thatcham, Hungerford, Pangbourne and Theale - outside zone 1 to adopted settlement boundary, plus 500m buffer |
| Zone 3 | Remainder of the District | All areas of the District not within shown zones 1,2 and EUA zone |
| EUA Zone | Entirety of the Eastern Urban Area with 500m buffer outside adopted settlement boundary | Calcot, Purley-on-Thames, Tilehurst |

5.3 Where parking courts are implemented, they should be overlooked by the front of a property, or the habitable rooms of multiple dwellings, and located in close proximity to the main access of these dwellings. Visitors and residents should pass through or besides such parking areas when accessing dwellings, without any intervening structure or planting over 1 metre high obscuring the view of the parking area. In these parking areas, all spaces should be marked with lines and residential spaces are distinguished separately from visitor and unallocated parking. This approach should also apply to flats and apartments.

11 The buffer uses the current adopted settlement boundary, where changes are made to the settlement boundary and subsequently adopted these will be reflected in zone and buffer map outlines.

5 Parking Standards for New Residential Development

Delivery and Monitoring - Policy P1

This policy will be implemented through the development management process. This will be monitored and reported in the Council's AMR.

Monitoring and Delivery 6

6 Monitoring and Delivery

6.1 The Core Strategy sets out how much development is intended to happen where and when, and allocates strategic sites. The Housing Site Allocations DPD allocates the smaller, non-strategic sites that will help to deliver the housing requirement. This section sets out how the implementation of the policies in the Housing Site Allocations DPD will be monitored.

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

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

6.4 The Council has taken an objective-led approach to the selection of targets and indicators, which will provide a consistent basis for monitoring the performance of the strategy against the overall objectives which are set out in the Core Strategy. The indicators have been chosen to provide a guide to overall progress and will be kept under review in the light of the changing local and national context.

6.5 The effectiveness of policies should be assessed, wherever possible, against measurable targets. Some policies aim to deliver a qualitative rather than a quantitative outcome. In such instances it may be appropriate to monitor whether the policy is delivering the intended trend or direction of travel.

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

6 Monitoring and Delivery

General Site Policy and all Individual Site Policies**Linked Core Strategy Objectives - 2: Housing Growth; 3: Housing Needs**

| Outcome | Delivery Indicators | Target | Data Source |
|---|--|--|---|
| Development of allocated sites with associated infrastructure | Housing completions on allocated sites | Delivery to maintain identified requirement for five year housing land supply | In house monitoring |
| | Completed infrastructure projects | Meet the infrastructure requirements set out in Infrastructure Delivery Plan (IDP) | Service providers and in house monitoring |

Policies TS1 - 3: Site Allocations for Gypsies, Travellers and Travelling Showpeople**Linked Core Strategy Objectives - 3: Housing Needs**

| Outcome | Delivery Indicators | Target | Data Source |
|--|------------------------------------|---|---------------------|
| Development of sites for Gypsies, Travellers and Travelling Showpeople | Number of pitches / plots supplied | Delivery to meet identified need for 17 permanent pitches for Gypsies and Travellers and 24 plots for Travelling Showpeople | In house monitoring |

Policy C1: Location of New Housing in the Countryside**Linked Core Strategy Objectives - 2: Housing Growth; 9: Heritage**

| Outcome | Delivery Indicators | Target | Data Source |
|--|--|-----------|---------------------|
| Housing focused in identified settlements with settlement boundary | Percentage of completed residential development inside settlement boundaries | No target | In house monitoring |

Monitoring and Delivery 6

| Policy C2: Rural Housing Exceptions Policy | | | |
|---|--|---|---------------------|
| Linked Core Strategy Objectives - 3: Housing Needs | | | |
| Outcome | Delivery Indicators | Target | Data Source |
| Delivery of affordable housing in rural areas to meet identified local need | Number of sites and affordable dwellings delivered | To meet identified local need expressed through local housing needs surveys | In house monitoring |
| | Number of market houses delivered on rural exception sites | No target - market housing must be clearly justified | In house monitoring |

| Policy C3: Design of Housing in the Countryside | | | |
|---|----------------------------|---|---------------------|
| Linked Core Strategy Objectives - 2: Housing Growth; 3: Housing Needs; 9: Heritage | | | |
| Outcome | Delivery Indicators | Target | Data Source |
| Improved design quality | N/A | No target other than positive trend over time | In house monitoring |

| Policy C4: Conversion of Existing Redundant Buildings in the Countryside to Residential Use | | | |
|--|--|---------------|---------------------|
| Linked Core Strategy Objectives - 2: Housing Growth; 3: Housing Needs; 9: Heritage | | | |
| Outcome | Delivery Indicators | Target | Data Source |
| Appropriate conversion of redundant buildings | Numbers of redundant buildings in the countryside converted to residential use | No target | In house monitoring |

6 Monitoring and Delivery

Policy C5: Housing related to Rural Workers**Linked Core Strategy Objectives - 2: Housing Growth; 3: Housing Needs; 9: Heritage**

| Outcome | Delivery Indicators | Target | Data Source |
|--|--|-----------|---------------------|
| Provision of housing for rural workers where essential to a rural enterprise | Number of houses built for rural workers | No target | In house monitoring |

Policy C6: Extension of Existing Dwellings within the Countryside**Policy C7: Replacement of Existing Dwellings****Policy C8: Extension of Residential Curtilages****Linked Core Strategy Objectives - 3: Housing Needs; 9: Heritage**

| Outcome | Delivery Indicators | Target | Data Source |
|---|---|-----------|-------------|
| Developments associated with existing dwellings in the countryside which are sensitive to the landscape and rural character | It is not proposed to monitor these policies as they are more qualitative than quantifiable | No target | N/A |

Policy P1: Residential Parking Policy for New Development**Linked Core Strategy Objectives - 7: Transport**

| Outcome | Delivery Indicators | Target | Data source |
|---|--|---|---------------------|
| Creation of good quality residential environments | Development schemes delivering parking provision in line with policy | 100% of residential development to reflect policy | In house monitoring |

Housing Delivery and Trajectory 1

Appendix 1: Housing Delivery and Trajectory**Housing Land Supply Position at March 2016**

| | |
|--|------------------------|
| Net Completions April 2006 - March 2016 | 5,012 |
| Planning Permissions + 1,000 units allocated at Sandford Park | 3,920 |
| Identified sites including those identified through prior approval process | 442 |
| Windfall allowance to 2021 | 284 |
| Proposed Allocations | 1,640 - 1,720 |
| TOTAL | 11,278 - 11,358 |

The trajectory demonstrates how the housing requirement set out in the Core Strategy can be met. It shows how the sites identified in the Housing Site Allocations DPD would assist in delivering the housing to meet the requirement and contribute to the housing needs of the District in the short to medium term. The trajectory is indicative and is also a snapshot in time. It represents the position at the date that the DPD was examined. The trajectory is updated annually as part of the annual monitoring process and reported in the Annual Monitoring Report (AMR).

The trajectory assumes that the Housing Site Allocations DPD sites will be delivered between 2017 and 2026 with the majority developed in the period from 2017/18 to 2022/23. Those sites identified as developable later in the plan period, together with the Pirbright Institute Site in Compton, are phased from 2021/22 to 2025/26.

Summary of Allocated Residential Sites

| Site Reference | Site | Policy No. | Number of Dwellings |
|----------------|--|------------|---------------------|
| NEW012 | Land north of Newbury College, Monks Lane, Newbury | HSA1 | 15 |
| NEW042 | Land at Bath Road, Speen, Newbury | HSA2 | 100 |
| NEW045 | Coley Farm, Stoney Lane, Ashmore Green, Newbury | HSA3 | 75 |
| NEW047(B) | Land of Greenham Road and New Road, South East Newbury | HSA4 | 30 |
| NEW047(C) | Land of Greenham Road and New Road, South East Newbury | HSA4 | 65 |
| NEW047(D) | Land of Greenham Road and New Road, South East Newbury | HSA4 | 140 - 160 |
| THA025 | Land at Lower Way, Thatcham | HSA5 | 85 |
| COL002 | Land at Poplar Farm, Cold Ash | HSA6 | 10 - 20 |
| COL006 | St Gabriel's Farm, The Ridge, Cold Ash | HSA7 | 5 |

1 Housing Delivery and Trajectory

| Site Reference | Site | Policy No. | Number of Dwellings |
|-------------------|---|------------|----------------------------|
| BUR002, 002A, 004 | Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common | HSA16 | 60 |
| BUR015 | Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common | HSA15 | 100 |
| Mortimer | WBC will require Mortimer NDP to allocate approx. 110 dwellings in Mortimer | n/a | 110 |
| WOOL006 | Land north of A4, Woolhampton | HSA17 | 30 |
| EUA003 | Stonehams Farm, Long Lane, Tilehurst | HSA9 | 15 |
| EUA008 | Stonehams Farm, Long Lane, Tilehurst | HSA10 | 60 |
| EUA025 | Land adjacent to Junction 12 of M4, Bath Road, Calcot | HSA12 | 150 (later in plan period) |
| EUA026 | Land adjacent to Bath Road and Dorking Way, Calcot | HSA13 | 35 (later in plan period) |
| EUA031 | Land to the east of Sulham Hill, Tilehurst | HSA8 | 35 |
| EUA035 | 72 Purley Rise, Purley-on-Thames | HSA11 | 35 |
| THE009 | Field between A340 and The Green, Theale | HSA14 | 100 |
| BRS004 | Land off Stretton Close | HSA22 | 10 |
| COM004 | Pirbright Institute Site, High Street, Compton | HSA23 | 140 |
| HER001 | Land off Charlotte Close, Hermitage | HSA24 | 15 |
| HER004 | Land to the south east of The Old Farmhouse, Hermitage | HSA25 | 10 |
| HUN007 | Land east of Salisbury Road, Hungerford | HSA18 | 100 |
| KIN006/007 | Land to the east of Layland's Green, Kintbury | HSA26 | 10 |
| LAM005 | Land adjoining Lynch Lane, Lambourn | HSA19 | 60 |
| LAM015 | Land at Newbury Road, Lambourn | HSA20 | 5 |
| PAN002 | Land north of Pangbourne Hill and west of River View Road, Pangbourne | HSA21 | 35 |

Housing Delivery and Trajectory 1

The figures in the trajectory have included a 10% discount for those sites with planning permission or identified through the prior approval process, where development had not commenced at March 2016. The windfall allowance is applied up to 2020/21 for the whole District.

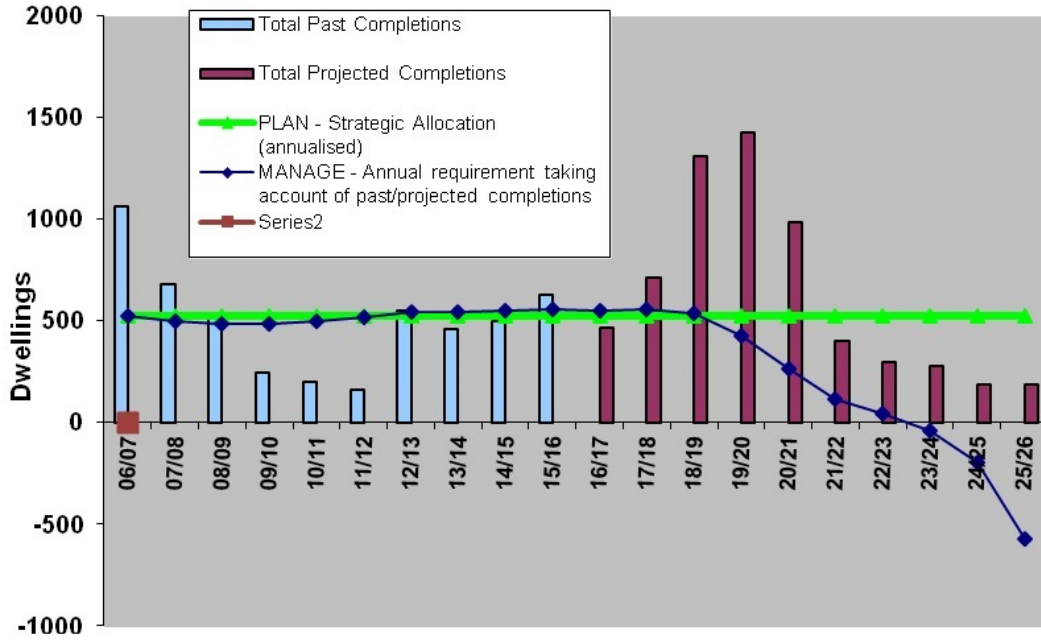
There is flexibility in these numbers: there will be additional windfall and further identified sites which will enter the supply and the re-drawing of settlement boundaries will enable some additional smaller sites to come forward for development. The Council will be preparing the new Local Plan, with a new housing requirement, following work with our neighbouring authorities on how best to meet the objectively assessed needs identified in the SHMA taking account of the planning constraints that apply. This new Local Plan will cover the period up to 2036 and will need to consider allocating new sites and to look again at the proposed housing distribution.

1 Housing Delivery and Trajectory

| | 06/07 | 07/08 | 08/09 | 09/10 | 10/11 | 11/12 | 12/13 | 13/14 | 14/15 | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 | 25/26 | |
|--|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|------------|------------|------------|------------|------------|------------|------------|
| Past Completions - Allocated Sites | 390 | 236 | 50 | 7 | 0 | 0 | 0 | 127 | 140 | 183 | | | | | | | | | | | |
| Past Completions - Unallocated Sites | 674 | 447 | 478 | 239 | 199 | 162 | 552 | 330 | 356 | 442 | | | | | | | | | | | |
| Core Strategy Strategic Sites | | | | | | | | | | | 83 | 298 | 375 | 327 | 342 | 209 | 110 | 110 | 110 | 110 | 110 |
| Sites with permission | | | | | | | | | | | 313 | 162 | 295 | 403 | 215 | 91 | 90 | 65 | | | |
| Identified sites including those identified through prior approval | | | | | | | | | | | 62 | 105 | 107 | 114 | 217 | | | | | | |
| Windfall allowance | | | | | | | | | | | 8 | 39 | 65 | 80 | 92 | | | | | | |
| HSA DPD Allocations | | | | | | | | | | | | 110 | 469 | 501 | 120 | 100 | 100 | 100 | 75 | 75 | 75 |
| Total Past Completions | 1064 | 683 | 528 | 246 | 199 | 162 | 552 | 457 | 496 | 625 | | | | | | | | | | | |
| Total Projected Completions | | | | | | | | | | | 466 | 714 | 1311 | 1425 | 986 | 400 | 300 | 275 | 185 | 185 | 185 |
| Cumulative Completions | 1064 | 1747 | 2275 | 2521 | 2720 | 2882 | 3434 | 3891 | 4387 | 5012 | 5478 | 6192 | 7503 | 8928 | 9914 | 10314 | 10614 | 10889 | 11074 | 11259 | 11259 |
| Monitoring against the Core Strategy Target | | | | | | | | | | | | | | | | | | | | | |
| Plan - Strategic Allocation (annualised) | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 | 525 |
| Plan Cumulative Allocation | 525 | 1050 | 1575 | 2100 | 2625 | 3150 | 3675 | 4200 | 4725 | 5250 | 5775 | 6300 | 6825 | 7350 | 7875 | 8400 | 8925 | 9450 | 9975 | 10500 | 10500 |
| Monitor - No. Dwellings above or below cumulative allocation | 539 | 697 | 700 | 421 | 95 | -268 | -241 | -309 | -338 | -238 | -297 | -108 | 678 | 1578 | 2039 | 1914 | 1689 | 1439 | 1099 | 759 | 759 |
| Manage - Annual requirement taking account of past/projected completions | 525 | 497 | 486 | 484 | 499 | 519 | 544 | 544 | 551 | 556 | 549 | 558 | 539 | 428 | 262 | 117 | 47 | -38 | -195 | -574 | -574 |

Housing Delivery and Trajectory 1

Housing Site Allocations Indicative Trajectory - Monitoring Against Core Strategy Requirement



2 Parking Design Guidance and Maps showing Parking Zones

Appendix 2: Parking Design Guidance and Maps showing Parking Zones

Parking design guidance from Building for Life Partnership (2012)⁽¹²⁾

Recommended Approach to Parking

Anticipating car parking demand taking into account the location, availability and frequency of public transport together with local car ownership trends. The provision of spaces for visitors is also an important consideration.

Designing streets to accommodate on street parking but allowing for plenty of trees and planting to balance the visual impact of parked cars and reinforce the spatial enclosure of the street. On street parking has the potential to be both space efficient and can also help to create a vibrant street, where neighbours have more opportunity to see and meet other people.

Designing out opportunities for anti-social parking. Very regular and formal parking treatments have the potential to reduce anti-social parking. People are less prone to parking in places where they should not park and where street design clearly defines other uses, such as pavements or landscape features.

Making sure people can see their car from their home or can park somewhere they know it will be safe. Where possible rear parking courts should be avoided, where they are used they should be kept small, so that residents know who else should be using it. At least one property should be located at the entrance and within the parking courtyard to provide a sense of ownership and security. Multiple access points should be avoided. Boundary walls, surface treatments, soft landscaping and lighting are important ways to avoid creating an air of neglect and isolation, budget should be set aside for this. Proposals should be discussed with the local Police Architectural Liaison Officer to determine whether local crime trends justify securing the courtyard with electric gates.

A range of parking solutions appropriate to the context and the types of housing proposed should be used. Where parking is positioned to the front of the property, ensure that at least an equal amount of the frontage is allocated to an enclosed, landscaped front garden as it is for parking to reduce vehicle domination. Where rows of narrow terraces are proposed, consider positioning parking within the street scene, for example a central reservation of herringbone parking. For higher density schemes, underground parking with a landscaped deck above can work well.

To avoid a car dominated environment, parking should be broken up with trees or other landscaping every four bays or so but ensure that the landscaping still allows space for people to get into and out of their cars, without having to step onto landscaped areas.

Parking Designs to be Avoided

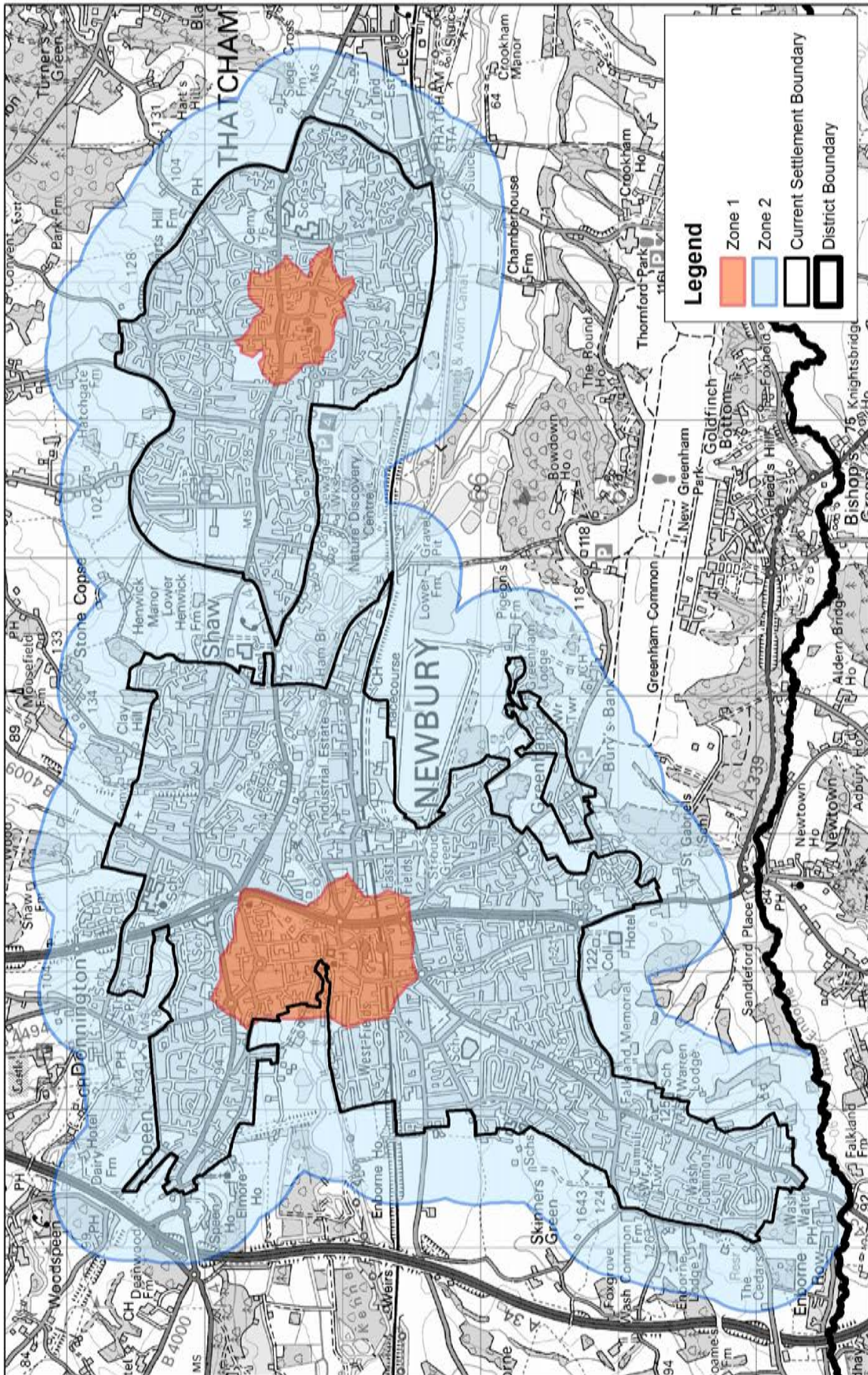
A single parking treatment should not be used. A combination of car parking treatments nearly always creates more capacity, visual interest and a more successful place.

Large rear parking courts should be avoided as they provide opportunities for thieves, vandals and those who should not be parking there.

Parking that is not over looked should also be avoided.

Parking Design Guidance and Maps showing Parking Zones 2

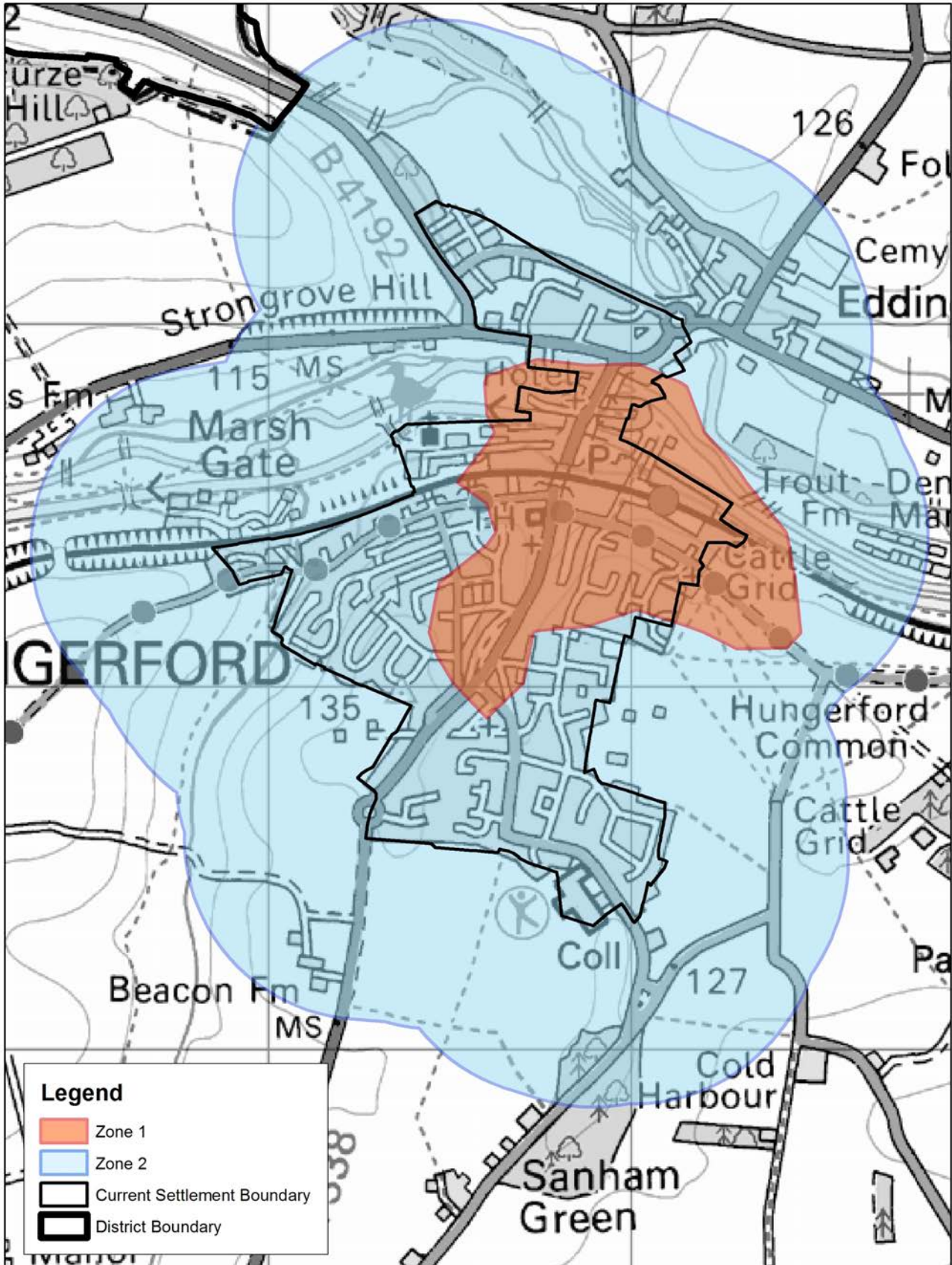
Residential Parking Zones - Newbury and Thatcham



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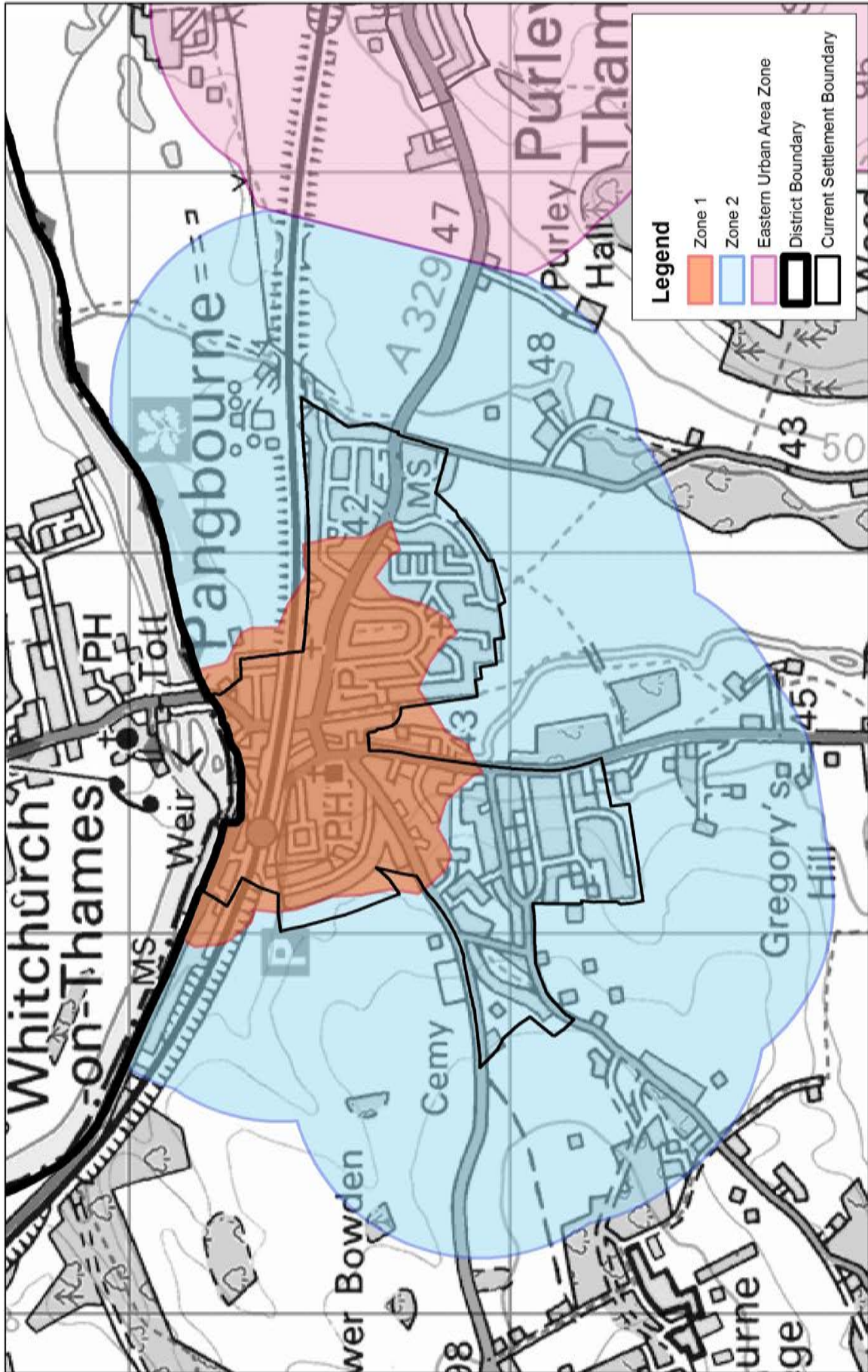
2 Parking Design Guidance and Maps showing Parking Zones

Residential Parking Zones - Hungerford



Parking Design Guidance and Maps showing Parking Zones 2

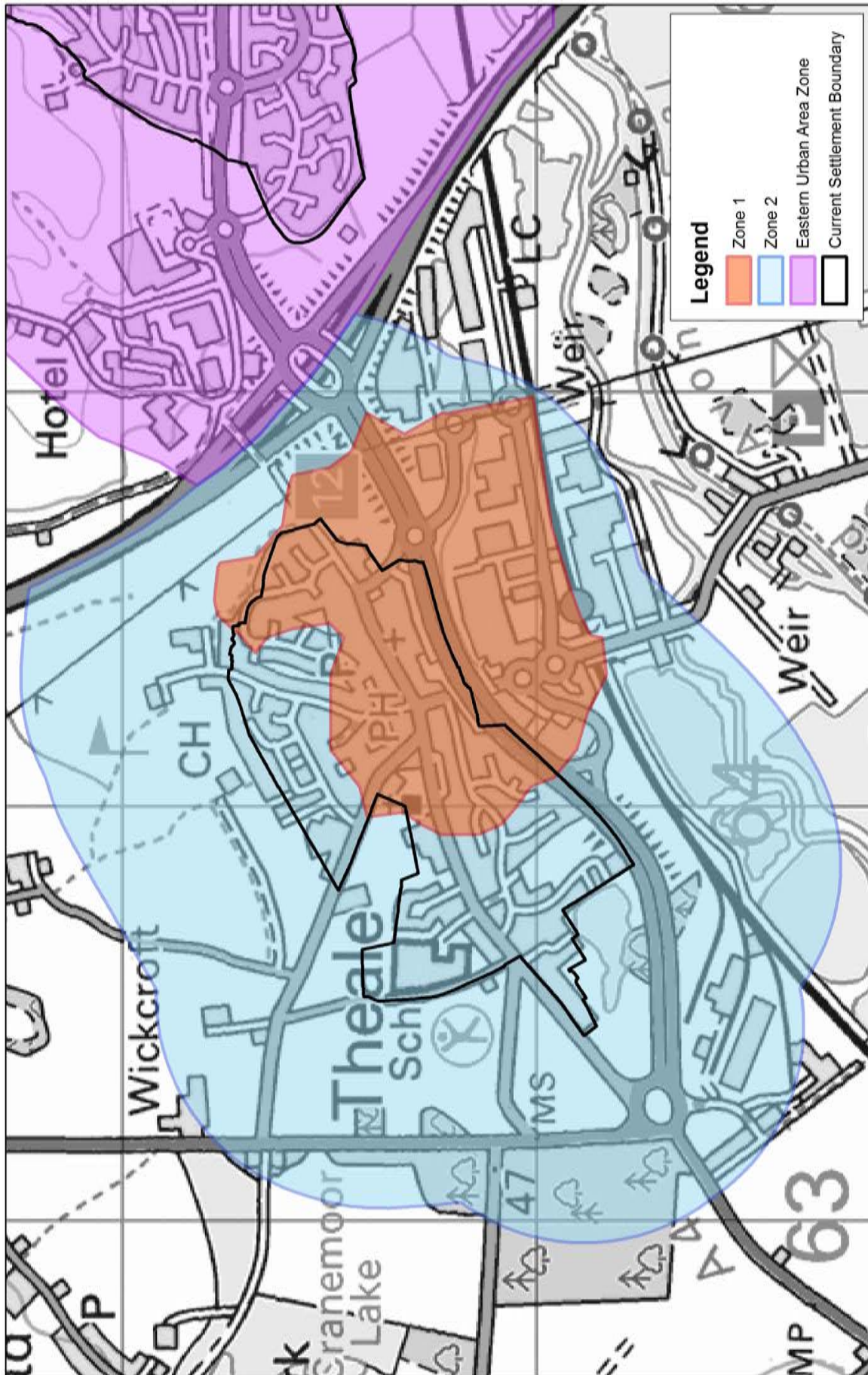
Residential Parking Zones - Pangbourne



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2 Parking Design Guidance and Maps showing Parking Zones

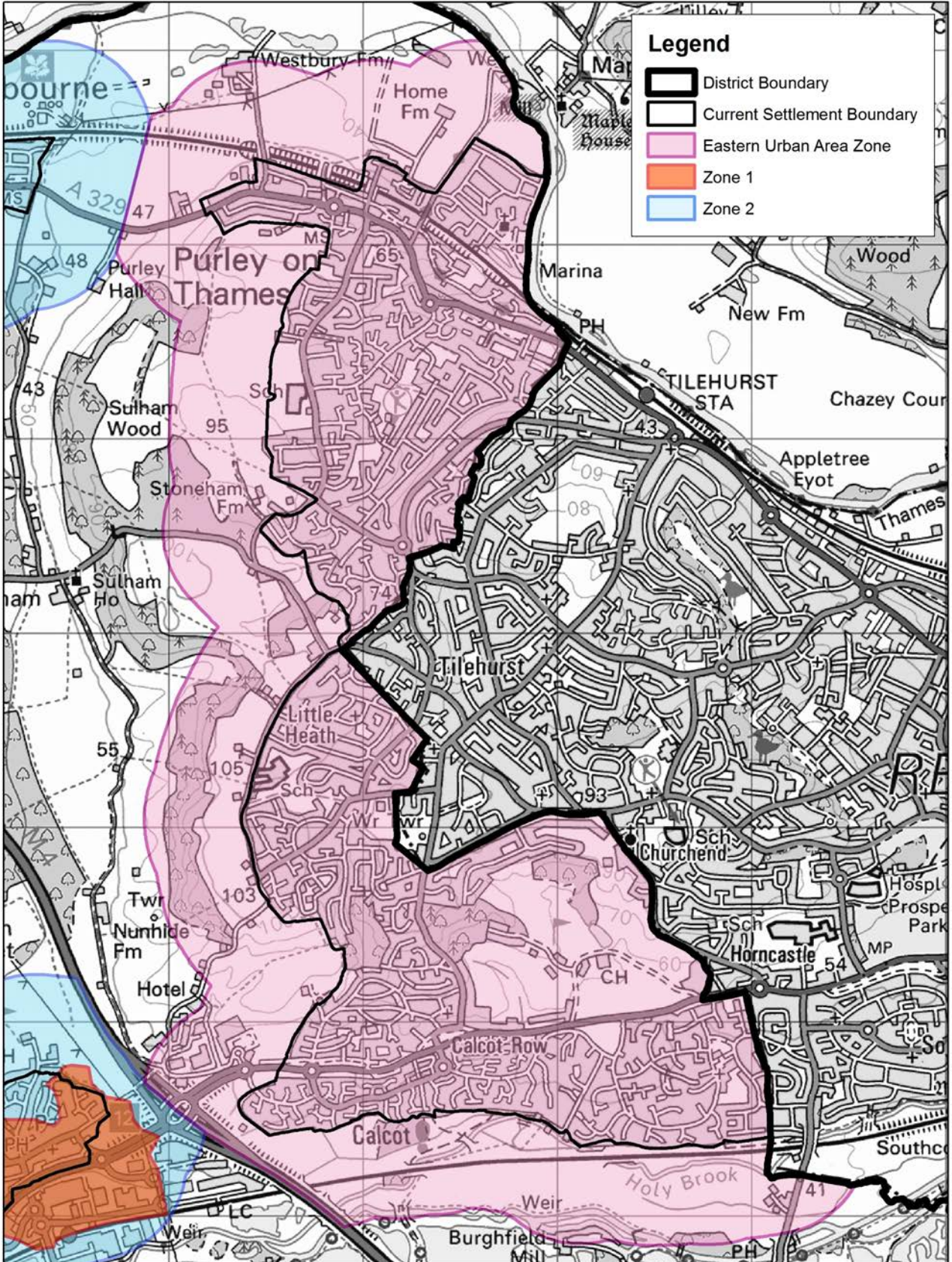
Residential Parking Zones - Theale



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Parking Design Guidance and Maps showing Parking Zones 2

Residential Parking Zones - Eastern Urban Area (Calcot, Tilehurst and Purley-on-Thames)



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3 Saved Local Plan policies replaced by the Housing Site Allocations DPD

Appendix 3: Saved Local Plan policies replaced by the Housing Site Allocations DPD

Details of how Housing Site Allocations DPD policies replace the saved policies of the West Berkshire District Local Plan 1991-2006

| Housing Site Allocations DPD Policy | Superseded West Berkshire District Local Plan Policy |
|---|--|
| Policy C1 Location of New Housing in the Countryside | HSG.1; ENV.19 in its application to residential uses only; ENV.20 |
| Policy C2 Rural Exceptions Policy | HSG.11 |
| Policy C3 Design of Housing in the Countryside | |
| Policy C4 Conversion of Existing Redundant Buildings in the Countryside to Residential Use | ENV.19 in its application to residential uses only |
| Policy C5 Housing related to Rural Workers | HSG.3 |
| Policy C6 Extension of Existing Dwellings within the Countryside | ENV.24 (and associated SPG 'Replacement Dwellings & Extensions to Dwellings in the Countryside' July 2004) |
| Policy C7 Replacement of Existing Dwellings | ENV.23 (and associated SPG 'Replacement Dwellings & Extensions to Dwellings in the Countryside' July 2004) |
| Policy C8 Extension of Residential Curtilages | ENV.22 |

Appendix 4: Glossary

| Term | Acronym | Explanation |
|-----------------------------|---------|---|
| Above Ordnance Datum | AOD | Above sea level. |
| Adoption | | Formal approval by the Council of a DPD whereupon it achieves its full weight. |
| Affordable Housing | | <p>Affordable housing is defined in the National Planning Policy Framework (NPPF) as:</p> <p>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.</p> <p>Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.</p> <p>Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).</p> <p>Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.</p> <p>Homes that do not meet the above definition of affordable housing, such as 'low cost market' housing may not be considered as affordable housing for planning purposes.</p> |

4 Glossary

| Term | Acronym | Explanation |
|---|---------|--|
| | | Affordable housing is normally and preferably provided on-site and through Housing Associations (Registered Providers; RP). Affordable housing can sometimes be provided on sites owned by the Housing Associations, but more often the provision comes through obligations placed on developments by the planning system. |
| Ancient woodland | | An area that has been wooded continuously since at least 1600AD. |
| Annual Monitoring Report | AMR | Annual statement monitoring progress on the Local Plan and on the implementation of policies. Also known as Authority Monitoring Report. |
| Area of Outstanding Natural Beauty | AONB | A national designation to conserve and enhance the natural beauty of the landscape. The North Wessex Downs AONB covers 74% of West Berkshire. |
| Atomic Weapons Establishment | AWE | A company working under contract to the Ministry of Defence through a government-owned-contractor-operated arrangement (GOCO). AWE operates from two main locations in West Berkshire – AWE Aldermaston and AWE Burghfield. |
| Biodiversity Opportunity Area | BOA | An area where biodiversity improvements are likely to have the most beneficial results at a strategic scale. |
| Brownfield land | | See 'Previously Developed Land'. |
| Community Infrastructure Levy | CIL | A levy charged on most new development within the local authority area. The money is used to pay for new infrastructure as a result of the new development. |
| Conservation Area | | Areas of special architectural or historic interest which are designated to offer greater protection to the built and natural environment. |
| Conservation Area Appraisal | | A study to determine whether an area is of sufficient quality to justify designation as a Conservation Area. |
| Core Strategy | | The overarching DPD in the Local Plan which sets out the overall spatial planning policies and objectives for an area. |
| Council | | In this context, the local planning authority; in this case West Berkshire Council. References to full Council are to the meeting of all elected members which is the Council's supreme decision making body. |
| Curtilage | | The area of land around a property, eg. gardens, grounds. |
| Daily Vehicle Movements | | The number of individual vehicle trips in and out of a site over the course of a day. |

Glossary 4

| Term | Acronym | Explanation |
|-------------------------|---------|--|
| Density | | A measurement of how intensively land is occupied by built development. |
| Developable area | | <p>The site area in the policy relates to the developable, or gross area, shown in blue on the accompanying indicative site plan.</p> <p>For some sites, the developable area shown on the plan is smaller than the site area shown by the red line. This is to take account of physical or landscape issues which limit development of the whole site. Areas of land unsuitable for development, such as wooded areas, flood zones or those areas deemed unacceptable for development in landscape terms have been excluded from the developable area.</p> <p>For the purposes of calculating the approximate number of dwellings an adjustment has been made to allow for any landscape buffers, main access roads, open space and any other infrastructure or community provision. Densities have then been applied to the “net” area. No adjustment has been made for small sites of under 0.4 hectares. For sites of greater than 0.4 hectares but less than 2 hectares it has been assumed that the net area is 80% of the gross area and for sites of over 2 hectares, 70%. For most sites an average density of 30 dwellings per hectare has been assumed, with a lower density of 20 dwellings per hectare in the AONB.</p> <p>In some cases, where LCA/LSA has specified the need for a landscape buffer, the net area has been taken to be the same as the gross or developable area. Where this is the case the detailed requirements for the open space/landscape buffer are set out in the site policy.</p> <p>The net area achieved will depend on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and specific site characteristics. Final densities will depend on the housing type and mix. Approximate numbers are therefore given in the site policies to enable some flexibility at the more detailed design stage.</p> |
| Development Plan | | <p>The development plan sets out the policies and proposals for the development, conservation and use of land in a local planning authority's area. The development plan consists of adopted Local Plans (i.e. Development Plan Documents) and NDPs.</p> <p>The Development Plan for West Berkshire is currently made up of the following documents:</p> <ul style="list-style-type: none"> ● Core Strategy DPD ● Housing Site Allocations DPD |

4 Glossary

| Term | Acronym | Explanation |
|--|---------|---|
| | | <ul style="list-style-type: none"> West Berkshire District Local Plan 1991-2006 (Saved Policies 2007) Replacement Minerals Local Plan for Berkshire (Saved Policies) Waste Local Plan for Berkshire (Saved Policies) The South East Plan (May 2009), only insofar as Policy NRM6 applies |
| Development Plan Document | DPD | A statutory document which is the primary consideration in determining planning applications. It is required to undergo public testing (inquiry or examination before an independent inspector or panel). |
| Duty to Cooperate | DtC | 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 DPDs in order to address strategic planning issues relevant to their areas. The Duty requires that councils engage constructively, actively and on an ongoing basis to develop strategic policies and adopt joint approaches to plan making. Paragraph 156 of the NPPF sets out the strategic issues where co-operation might be appropriate. |
| Evidence Base | | Background information on the District, including its needs and predictions of what might be needed in the future. |
| Examination | | In this context the forum at which an independent inspector considers the soundness and legal compliance of a development plan document. |
| Extended phase 1 habitat survey | | As a Phase 1 habitat survey (see definition below), but also considers species. |
| Five Year Housing Land Supply | | This is a requirement set out in paragraph 47 of the NPPF for Local Planning Authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of between 5-20% where appropriate (moved forward from later in the plan period) to ensure choice and competition in the market for land. |
| Flood areas (as defined by the Environment Agency): | | <ul style="list-style-type: none"> Flood Zone 2: comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% – 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% – 0.1%) in any year. Flood Zone 3a: comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of sea flooding (>0.5%) in any year. Functional flood plan (3b): defined as land where water has to flow or be stored in times of flood. |

Glossary 4

| Term | Acronym | Explanation |
|--|---------|--|
| | | <ul style="list-style-type: none"> Any other land is classed as Flood Zone 1; land at no appreciable risk of flooding from rivers or tidal flooding. |
| Flood Risk Assessment | FRA | An assessment identifying the risk of flooding, particularly in relation to residential, commercial and industrial land use. |
| Flood types | | <ul style="list-style-type: none"> River flooding: River flooding happens when a river or stream cannot cope with the water draining into it from the surrounding land - for example, when heavy rain falls on the ground that is already waterlogged. Surface water flooding: This occurs when rainwater does not drain away through the normal drainage systems or soak into the ground, but lies on or flows over the ground instead. Sewer flooding: This occurs when sewers are overwhelmed by heavy rainfall or when they become blocked. Groundwater flooding: This occurs when levels of water in the ground rise above the surface. It can affect property and structures above and below the ground. |
| Greenfield land | | Land which does not fall within the definition of previously developed land. |
| Green Infrastructure | GI | A network of multi-functional green space, both new and existing, both rural and urban, which supports natural and ecological processes and which is integral to the health and quality of sustainable communities. |
| Gypsies, Travellers and Travelling Showpeople | | <p>Annex 1 of the Government's 'Planning Policy for Traveller sites' (PPTS, August 2015) defines, Gypsies and Travellers for the purposes of planning policy as:</p> <p><i>"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."</i></p> <p>In determining whether persons are "Gypsies and Travellers", for the purposes of planning policy, Annex 1 (of the PPTS) identifies that consideration should be given to the following:</p> <ol style="list-style-type: none"> whether they previously led a nomadic habit of life the reasons for ceasing their nomadic habit of life whether there is an intention of living a nomadic habit of life in the future, and if so, how soon and in what circumstances. <p>Travelling Showpeople are defined in the PPTS for the purposes of planning policy as:</p> |

4 Glossary

| Term | Acronym | Explanation |
|---|---------|--|
| | | <i>"Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family's or dependants' more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above."</i> |
| Gypsy and Traveller Accommodation Assessment | GTAA | Government guidance requires local planning authorities to assess need and use a robust evidence base to inform the preparation of local plans. The GTAA establishes the future need for Gypsy and Traveller site provision, along with the provision of plots for Travelling Showpeople within West Berkshire. |
| Habitats Regulations Assessment | HRA | <p>An assessment of the potential effects of a land-use plan against the conservation objectives of any European sites designated for their importance to nature conservation. These sites form a system of internationally important sites throughout Europe, and are known collectively as the 'Natura 2000 network'.</p> <p>The first stage in the HRA process is a screening for potential impacts on European sites. If there is a probability or a risk that there will be significant effects on site integrity, alone, or in-combination with other relevant plans or projects, (having regard to the site's conservation objectives) then the plan or project must be subject to an Appropriate Assessment of its implications on the site.</p> |
| Housing Trajectory | | Diagram or table showing housing delivery and expected trends of development. |
| Housing Market Area | HMA | A housing market area is a geographical area defined by household demand and preferences, reflecting the key functional linkages between places where people live and work. |
| Infrastructure Delivery Plan | IDP | A document which identifies future infrastructure and service needs for the District over the Core Strategy Plan period. |
| Inset map | | Specific section of a Policies Map. |
| Landscape Capacity Assessment | LCA | The ability of a landscape to accommodate different amounts of change or development of a specific type. |
| Landscape Character Assessment | | An assessment to develop a consistent and comprehensive understanding of the character of the landscape. |

Glossary 4

| Term | Acronym | Explanation |
|-------------------------|---------|--|
| Landscape Buffer | | <p>The area shown as a landscape buffer on the indicative site plan which accompanies each site policy should be regarded as an area where all built development is excluded. The size of each of the buffers has been assessed as appropriate for that particular location in order to mitigate the impact of new development. Landscape buffers are designed to meet a number of purposes which will vary from site to site. Further details are set out in the relevant Landscape Sensitivity/Capacity Assessments (LSA/LCA) but in general these are to:</p> <ul style="list-style-type: none"> • Integrate the development into the surrounding landscape pattern • Protect existing landscape features and sensitive landscapes such as the AONB or built environments such as Conservation Areas • Contain the development or limit it to a certain area (such as below a particular contour) or relate it to the existing settlement pattern • Provide informal open space to serve the development • Respond to the local open space pattern • Screen the housing to limit visual intrusion or soften the urban edge • Provide new landscape features to enhance the local landscape as a landscape benefit of the development • Protect the landscape character of gateways to the settlement • Act as an acoustic buffer • Conserve and enhance biodiversity <p>Where appropriate, the following features are considered suitable in a landscape buffer:</p> <ul style="list-style-type: none"> • Woodland • Tree belts and tree groups • Hedgerows and hedgerow trees • Grassland and meadow • Wetland and SuDS • Informal open space with footpaths, picnic areas • Agricultural use, particularly pasture • Orchards and foraging area • Village greens <p>The following would not normally be included in order to avoid urbanisation of the buffer but may be acceptable in some locations if specified in the DPD or LSA/LCA or agreed through a more detailed LVIA:</p> <ul style="list-style-type: none"> • Private gardens • Allotments |

4 Glossary

| Term | Acronym | Explanation |
|---|---------|--|
| | | <ul style="list-style-type: none"> • Play equipment • Community buildings • Sports facilities and other formal recreational facilities • Road access to the adjoining housing allocation provided it is in keeping with the character of the receiving landscape. Lighting is unlikely to be acceptable. <p>Where buffers lie on the outer edge of a site next to open countryside they are shown outside of the proposed settlement boundary and are considered to be part of the open countryside not the development area. This approach accords with the Council's criteria for the review of settlement boundaries.</p> |
| Landscape Sensitivity Assessment | LSA | The degree to which the character and qualities of the landscape are affected by specific types of development and land-use change. Sensitivity depends upon the type, nature and magnitude of the proposed change as well as the characteristics of the landscape. |
| Landscape and Visual Impact Assessment | LVIA | An assessment of both the landscape and the visual effects of a proposed development undertaken in accordance with the Landscape Institute <i>Guidelines for Landscape and Visual Impact Assessment</i> 3 rd ed. 2013. |
| Legal compliance | | Before a Development Plan Document can be adopted it must be found to be 'legally compliant'. This means that the Council must have complied with all the legal requirements, set out in legislation, necessary to prepare and adopt a Development Plan Document. |
| Listed building | | A building or structure of special <i>historical and/or architectural interest</i> considered worthy of special protection and included and described in the statutory List of such buildings published by English Heritage. |
| Local Development Scheme | LDS | A public statement of the Council's programme for the production of development plan documents. |
| Local Enterprise Partnership | LEP | Voluntary partnerships between local authorities and businesses set up in 2011 by the Government to help determine local economic priorities and lead economic growth and job creation within the local area. They replaced the Regional Development Agencies. West Berkshire is covered by the Thames Valley Berkshire LEP |
| Local Plan | LP | The Local Plan is part of the overall Development Plan for West Berkshire, setting out local planning policies. It comprises a portfolio of DPDs that provides the framework for delivering the spatial strategy for the area. |

Glossary 4

| Term | Acronym | Explanation |
|---|---------|--|
| | | The Local Plan currently comprises the Core Strategy DPD. It will also include the Housing Site Allocations DPD and West Berkshire Minerals and Waste Local Plan when adopted. |
| Local Planning Authority | LPA | The public authority whose duty it is to carry out specific planning functions for a particular area. Locally this is West Berkshire Council. |
| Local Wildlife Site | LWS | Defined areas identified and selected locally for their nature conservation value. |
| Masterplan | | <p>A Masterplan provides design guidance for areas that are likely to undergo some form of development. They should be:</p> <ul style="list-style-type: none"> • Visionary, raising aspirations for an area, • Deliverable, taking into account likely constraints and implementation timescales, • Integrated into the land use planning system, • Flexible, allowing for changing circumstances and new opportunities, • Inclusive, being prepared with participation from local communities, and • Adaptable, allowing for existing areas to be thought of differently. <p>The scope of a Masterplan should be proportionate to the scale of development.</p> |
| Material consideration | | Factors which will be taken into account when reaching a decision on a planning application or appeal. Under Section 38 of the Planning and Compulsory Purchase Act 2004, decisions on planning applications 'must be made in accordance with the [development] plan unless other material considerations indicate otherwise'. Material considerations include issues regarding traffic, wildlife, economic impacts and the historical interest of the area (this list is not exhaustive). Issues such as the loss of a view or the impact on property values are not material to planning decisions. |
| Monitoring | | A check of the effectiveness of policies. |
| National Planning Policy Framework | NPPF | A simplified set of national policies published by the Government in March 2012 that replaces the government guidance formerly contained in Planning Policy Guidance Notes (PPGs), Planning Policy Statements (PPSs), Minerals Planning Guidance Notes (MPGs) and Minerals Policy Statements (MPS'). |

4 Glossary

| Term | Acronym | Explanation |
|--|---------|---|
| Neighbourhood Development Plan | NDP | Neighbourhood planning document produced by the local community. Sets out policies in a particular area in relation to the development and use of land. Forms part of the development plan when adopted. |
| Neighbourhood Development Order | NDO | Neighbourhood planning document produced by the local community. Grants planning permission in a particular area for certain types of development specified in the order. |
| Objectively Assessed Need | OAN | The NPPF (paragraph 47) states that ‘to boost significantly the supply of housing, local planning authorities should: use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework. |
| Parish Plan | | Non statutory community led document which sets out a 5 year vision for a community and the actions it needs to take to achieve that vision. |
| Parking Zones | | <p>West Berkshire has 4 parking zones, covering the areas set out below:</p> <p>Zone 1 - Core Town Centres plus 5 minute walking zone (<i>eg. Newbury, Thatcham, Hungerford, Pangbourne and Theale town centres</i>)</p> <p>Zone 2 - Communities with core town centre zones, with a 500m buffer outside adopted settlement boundary (<i>eg. Newbury, Thatcham, Hungerford, Pangbourne and Theale</i>)</p> <p>Zone 3 - Remainder of the District (<i>eg. All areas of District not within zones 1, 2, or EUA zone</i>)</p> <p>EUA Zone - Entirety of the Eastern Urban Area with 500m buffer outside adopted settlement boundary (<i>Calcot, Purley-on-Thames, Tilehurst</i>).</p> <p>Maps showing the zones are available on the Council's interactive map</p> |
| Permeability | | Connectivity. |
| Permitted Development | | Certain types of minor changes to houses or businesses can be made without needing to apply for planning permission. These changes can be made under “ permitted development rights ”. They derive from a general planning permission granted not by the local authority but by Parliament. The permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. |

Glossary 4

| Term | Acronym | Explanation |
|--|---------|--|
| Phase 1 habitat survey | | Provides a record of the semi-natural vegetation and wildlife habitat. The end products of the survey are habitat maps, target notes and statistics. The Joint Nature Conservation Committee has produced a ' <i>Handbook for Phase 1 habitat survey – a technique for environmental audit</i> '. |
| Pitch | | Refers to Gypsy and Traveller site. An area of land on a site/development generally home to one household. Can be varying sizes and have more than one caravan. |
| Planning and Compulsory Purchase Act 2004 | | Act which makes provision relating to spatial development and town and country planning; and the compulsory acquisition of land. |
| Planning condition | | A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990 (as amended)) or a condition included in a <i>Local Development Order</i> or <i>Neighbourhood Development Order</i> . |
| Planning Inspectorate | PINS | National agency which supplies independent planning inspectors. |
| Planning Policy for Traveller Sites | PPTS | Government planning policy for traveller sites which should be read in conjunction with the National Planning Policy Framework. |
| Planning Practice Guidance | PPG | On-line guidance produced by the Department for Communities and Local Government in March 2014 that supplements the NPPF and supersedes previous planning practice guidance. |
| Plot | | Refers to Travelling Showpeople yards. An area of land on a site/development generally home to one household. Can be varying sizes, have more than one caravan and allow for an element of storage. |
| Policies Map | | Map showing policy areas on an Ordnance Survey map base (previously referred to as Proposals Map in the Core Strategy DPD). |
| Preferred Options | | Stage in the preparation of the Housing Site Allocations DPD. Such a stage is optional. The Housing Site Allocations DPD preferred options document set out the preferred housing sites, sites for Gypsies, Travellers and Travelling Showpeoples, as well as policies on residential parking standards, policies to guide residential development in the countryside, criteria for reviewing settlement boundaries and an update to the Core Strategy Sandleford Park policy. |

4 Glossary

| Term | Acronym | Explanation |
|----------------------------------|---------|---|
| Previously Developed Land | PDL | Also known as brownfield land. Defined by Government as <i>"Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time"</i> (NPPF Annex 2). |
| Prior Notification | | <p>Prior approval means that a developer has to seek approval from the local planning authority that specified elements of a development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development. The matters which must be considered by the local planning authority in each type of development are set out in the relevant parts of Schedule 2 to the General Permitted Development Order.</p> <p>Prior Notification applications are required under the General Permitted Development Order 1995 (as amended). They can include proposals such as larger household extensions outside of conservation areas (Part 1) and specific changes of use (Part 3).</p> |
| Public Rights of Way | PRoW | Public footpath and bridleways as defined in the Countryside and Rights of Way Act 2000. The phrase 'rights of way' include the above and permissive routes where there is no legal right of way but access is permitted by the landowner. |
| Regulations | | Town and Country Planning (Local Planning) (England) Regulations 2012 which set out the statutory requirements for preparing local plans. |
| Rural exception sites | | Defined in the NPPF as <i>"Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding"</i> . |
| Rural Service Centres | | Rural Service Centres form part of the settlement hierarchy. They provide a range of services and have reasonable public transport provision with opportunities to strengthen their role in meeting |

Glossary 4

| Term | Acronym | Explanation |
|--|---------|---|
| | | requirements of surrounding communities. The Rural Service Centres include Burghfield Common, Hungerford, Lambourn, Mortimer, Pangbourne and Theale. |
| Saved Development Plans or Policies | | Several policies of the West Berkshire District Local Plan 1991-2006, the Replacement Minerals Local Plan for Berkshire (saved policies 2007), the saved policies of the Waste Local Plan for Berkshire (1998) have been saved and form part of the West Berkshire Development Plan. |
| Section 106 Agreements | | Legal agreements entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) between a planning authority and a developer, or undertakings offered unilaterally by a developer to ensure that specific works are carried out, payments made or other actions undertaken which would otherwise be outside the scope of the planning permission. Also referred to as Planning Obligations. Section 106 agreements differ to CIL in that whilst they secure monies to be paid to fund infrastructure to support new developments, the agreements are negotiable and not all new development is subject to such agreements. |
| Service Villages | | Service Villages form part of the settlement hierarchy. They include a more limited range of services and only have some limited development potential. Service Villages include Aldermaston, Bradfield Southend, Chieveley, Cold Ash, Compton, Great Shefford, Hermitage, Kintbury and Woolhampton. |
| Settlement Boundary | | 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. |
| Settlement Hierarchy | | Set out within the Council's Core Strategy (policy ADPP1), settlements within the hierarchy are those which are the focus for development. |
| Site of Special Scientific Interest | SSSI | Identified protected areas of nature conservation and scientific value identified by Natural England as being of national (and sometimes international) importance. |
| Smart motorway | | Smart motorways help relieve congestion by converting the hard shoulder to a running lane using technology to monitor traffic flow and vary the mandatory speed limits to keep traffic moving smoothly. Highways England are making the M4 between junctions 3 (Hayes) and 12 (Theale) a smart motorway. |

4 Glossary

| Term | Acronym | Explanation |
|---|---------|--|
| Soundness | | Soundness means founded on a robust and credible evidence base. For a DPD to be sound it must be positively prepared (to meet development needs) justified, effective (deliverable) and consistent with national policy. |
| Source Protection Zone | SPZ | SPZs are defined by the Environment Agency for groundwater sources such as wells, boreholes and springs that are used for public drinking water supply. The zones show the risk of contamination from activities that might cause groundwater pollution in the area. The size and shape of a zone depends upon subsurface conditions, how the groundwater is removed, and other environmental factors. |
| Spatial Strategy | | An integrated planning/development strategy aiming to achieve a range of objectives. |
| Special Area of Conservation | SAC | An area designated to protect the habitats of threatened species of wildlife under EU Directive 92/43. |
| Special Protection Area | SPA | An area designated to protect rare and vulnerable birds under EC Directive 79/409. |
| Statement of Consultation | SoC | Sets out how the Council has undertaken consultation in preparing its Housing Site Allocations DPD. This document is also known as a Consultation Statement. |
| Stakeholder | | In this context an organisation or individual with an interest in local planning matters. |
| Statement of Community Involvement | SCI | Adopted document setting out how the Council will involve the community in the planning process. |
| Strategic Environmental Assessment | SEA | An assessment of the potential impacts of policies and proposals on the environment, to include proposals for the mitigation of any impacts. |
| Strategic Flood Risk Assessment | SFRA | A document required by the NPPF which is produced in consultation with the Environment Agency, used to inform the Local Plan. Its primary purpose is to determine the variation of flood risk from all sources of flooding across the District. |
| Strategic Housing Land Availability Assessment | SHLAA | A document required by the NPPF. It identifies sites that have potential for housing development and assesses their development potential and when they are likely to be developed. The SHLAA does not allocate sites for development; rather it informs the preparation of the documents that do (ie. Housing Site Allocations DPD). |

Glossary 4

| Term | Acronym | Explanation |
|---|---------|---|
| Strategic Housing Market Assessment | SHMA | Evidence document that provides detailed information about existing and future housing needs and demand in the local authority area and in the wider housing market area. |
| Statutory | | Required by law (statute), usually through an Act of Parliament. |
| Submission | | Stage at which a prepared DPD is presented to Secretary of State. |
| Sustainable Development | | <p>The main dimensions of sustainable development as identified in the UK's strategy for sustainable development ('a better quality of life, a strategy for sustainable development' 1999) are as follows:</p> <ul style="list-style-type: none"> • social progress which recognises the needs of everybody • effective protection of the environment • prudent use of natural resources • the maintenance of high and stable levels of economic growth and employment <p>The NPPF contains a "presumption in favour of sustainable development" requiring plan making to positively seek opportunities to meet the development needs of the area with sufficient flexibility to adapt to rapid change and approve development proposals that accord with the development plan unless material considerations indicate otherwise.</p> |
| Supplementary Planning Document | SPD | A document which provides more detailed advice or guidance on the policies in the Local Plan. |
| Supplementary Planning Guidance | SPG | Planning guidance produced under the previous planning system. They give additional guidance in support of policies in statutory planning documents. |
| Sustainability Appraisal | SA | An appraisal of the economic, social and environmental impacts of policies and proposals. It incorporates Strategic Environmental Assessment (SEA) – see above. The SA Scoping Report identifies the information needed for the appraisal, and describes the methodology for undertaking sustainability appraisal. |
| Sustainable Drainage System | SuDS | A sequence of management practices and control structures designed to drain surface water in a sustainable manner. |
| Thames Valley Berkshire Local Enterprise Partnership | | The Local Enterprise Partnership (see LEP). |
| Transit provision | | Refers to Gypsy and Traveller site which is intended for short stays and contains a range of facilities. There is normally a limit on the length of time residents can stay. |

4 Glossary

| Term | Acronym | Explanation |
|--|---------|---|
| Transport Assessment | TA | A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies what measures will be required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport and what measures will need to be taken to deal with the anticipated transport impacts of the development. |
| Transport Statement | TS | A simplified version of a transport assessment where it is agreed the transport issues arising out of development proposals are limited and a full transport assessment is not required. |
| Travel Plan | TP | A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action and is articulated in a document that is regularly reviewed. |
| Tree Preservation Order | TPO | Trees which are protected under the Town & Country Planning Act 1990 (as amended). A TPO makes it an offence to wilfully damage or destroy a protected tree. |
| Unitary Authority | | A single tier local authority providing a full range of local government functions. West Berkshire Council is a unitary authority. |
| Village Design Statement | VDS | A parish, town or village design statement (VDS) is a community led document which is intended to influence the operation of the statutory planning system. A VDS describes the distinctive visual qualities and characteristics of a particular area and sets out clear design guidance for any future development in it. |
| West Berkshire Living Landscape | | A project based around the Greenham and Crookham Plateau and part of Kennet Valley East BOAs on the edge of Newbury and Thatcham and which includes Greenham Common, Thatcham Reedbeds and Bowdown Woods Nature Reserve. It is one of the key delivery mechanisms for ensuring biodiversity gains across the Greenham Common area. |

Core Strategy Objectives 5

Appendix 5: Core Strategy Objectives

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| <p>Objective 1: Tackling Climate Change</p> <p>To exceed national targets for carbon dioxide emissions reduction and deliver the District's growth in a way that helps to adapt to and mitigate the impacts of climate change.</p> |
| <p>Objective 2: Housing Growth</p> <p>To deliver at least 10,500 homes across West Berkshire between 2006-2026. These homes will be delivered in an effective and timely manner, will maximise the use of suitable brownfield land and access to facilities and services and will be developed at densities which make the most efficient use of land whilst responding to the existing built environment.</p> |
| <p>Objective 3: Housing Needs</p> <p>To secure provision of affordable and market housing to meet local needs in both urban and rural areas of the District. To provide homes in a way that promotes sustainable communities, providing a mix of house sizes, types and tenures to meet identified needs and respond to the changing demographic profile of the District.</p> |
| <p>Objective 4: Economy</p> <p>To provide for a range of sizes and types of employment land and premises in the right locations to respond to the forecast changes in economic activity, the location of new residential development and the specific needs of the rural economy, including the equestrian and horseracing industries.</p> |
| <p>Objective 5: Infrastructure Requirements</p> <p>To ensure that infrastructure needs (including community services and facilities) arising from the growth in West Berkshire are provided in a timely and coordinated manner, which keeps pace with development in accordance with the detail set out in the Infrastructure Delivery Plan.</p> |
| <p>Objective 6: Green Infrastructure</p> <p>To ensure that West Berkshire contains a strong network of well-connected and multi-functional green infrastructure which provides an attractive environment to live, work and spend leisure time, providing benefits for health and opportunities for formal and informal recreation.</p> |
| <p>Objective 7: Transport</p> <p>To put in place a sustainable transport network which supports the growth in West Berkshire, links existing and new development, prioritises walking, cycling and public transport and provides a genuine choice of modes. Traffic management measures will minimise the impact of new development on the existing network.</p> |

5 Core Strategy Objectives

Objective 8: Retail

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

Objective 9: Heritage

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

Settlement Boundary Review Criteria and Maps 6

Appendix 6: Settlement Boundary Review Criteria and Maps

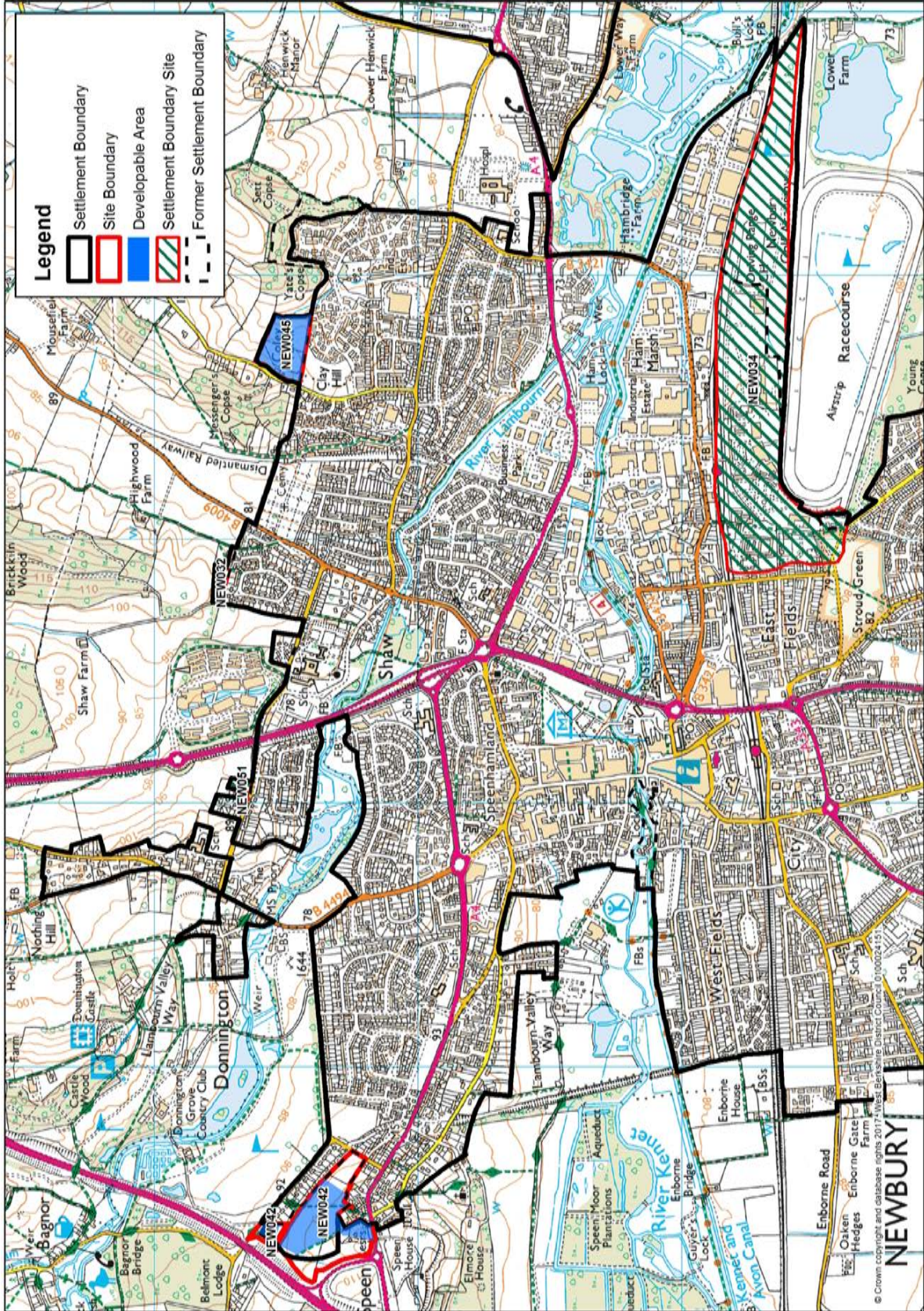
Settlement Boundary Review Criteria

The following criteria will be used when reviewing or drawing the settlement boundary:

- i. The settlement boundary should only enclose the main settlement area. i.e. the area of close knit physical character. Areas of isolated development which are physically or visually detached from the settlement and areas of sporadic, dispersed or ribbon development, are excluded.
- ii. Clearly identifiable features should be used in drawing the boundary (eg. buildings, field boundaries, roads, rivers, curtilages). Settlement boundaries should exclude large gardens, orchards and areas which are functionally separate to the dwellings or visually open and related to the open countryside where development could significantly extend the built form of the settlement and as such would result in ribbon development or coalescence.
- iii. Tree belts, woodland areas, hedges and other natural features which help to soften, screen existing development and form a boundary to the settlement should be excluded from the settlement boundary or protected in some other way.
- iv. Highly visible areas such as exposed ridges, land forms or open slopes on the edge of settlements should normally be excluded from settlement boundary areas.
- v. Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement) is included within the settlement boundary. Where recreational or amenity open space extends into the countryside or primarily relates to the countryside in form and nature; it is excluded from the settlement boundary.
- vi. Open undeveloped parcels of land on the edges of settlements should normally be excluded from defined settlement areas.
- vii. The wider setting and important views both into and out of the settlement should, where appropriate, be taken into account.
- viii. Existing community facilities (such as churches, schools and village halls) which are physically related to the settlement should be included within the settlement boundary.
- ix. Employment and leisure uses located on the edge of settlements will be considered according to their scale, functionality and relationship to the settlement.
- x. The developable area of sites allocated through the Local Plan process.

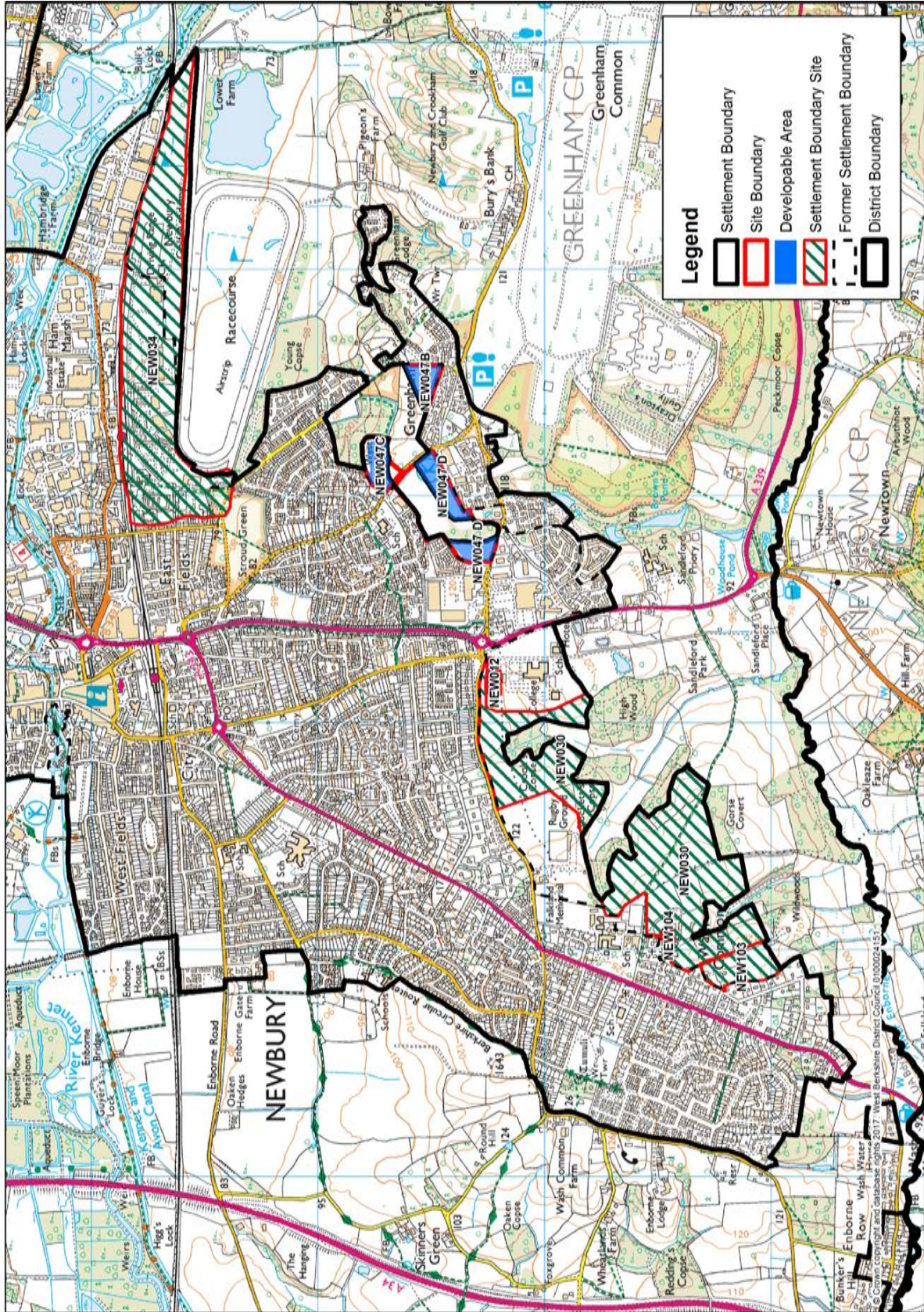
6 Settlement Boundary Review Criteria and Maps

Newbury (North) Settlement Boundary Map



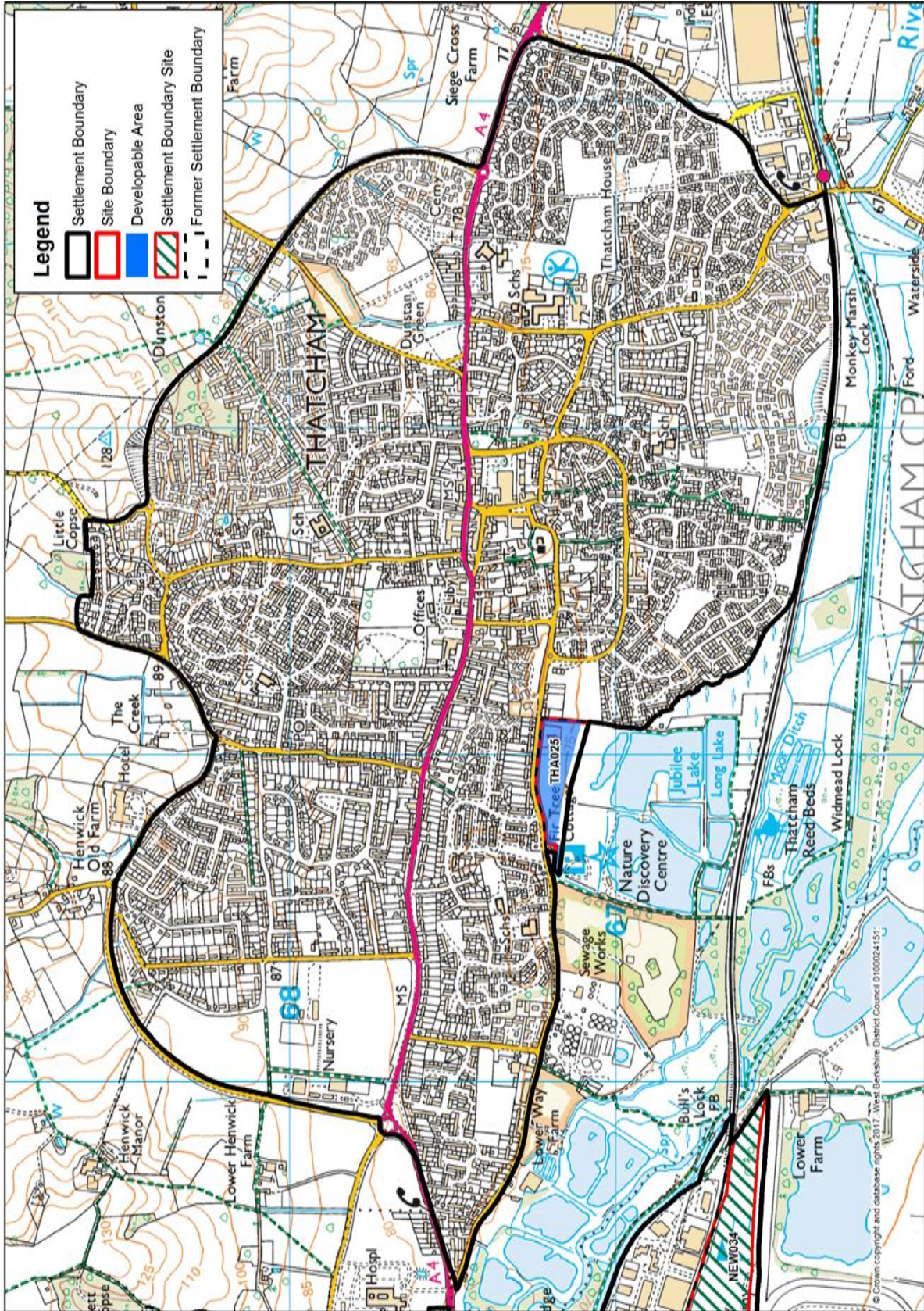
Settlement Boundary Review Criteria and Maps 6

Newbury (South) Settlement Boundary Map



6 Settlement Boundary Review Criteria and Maps

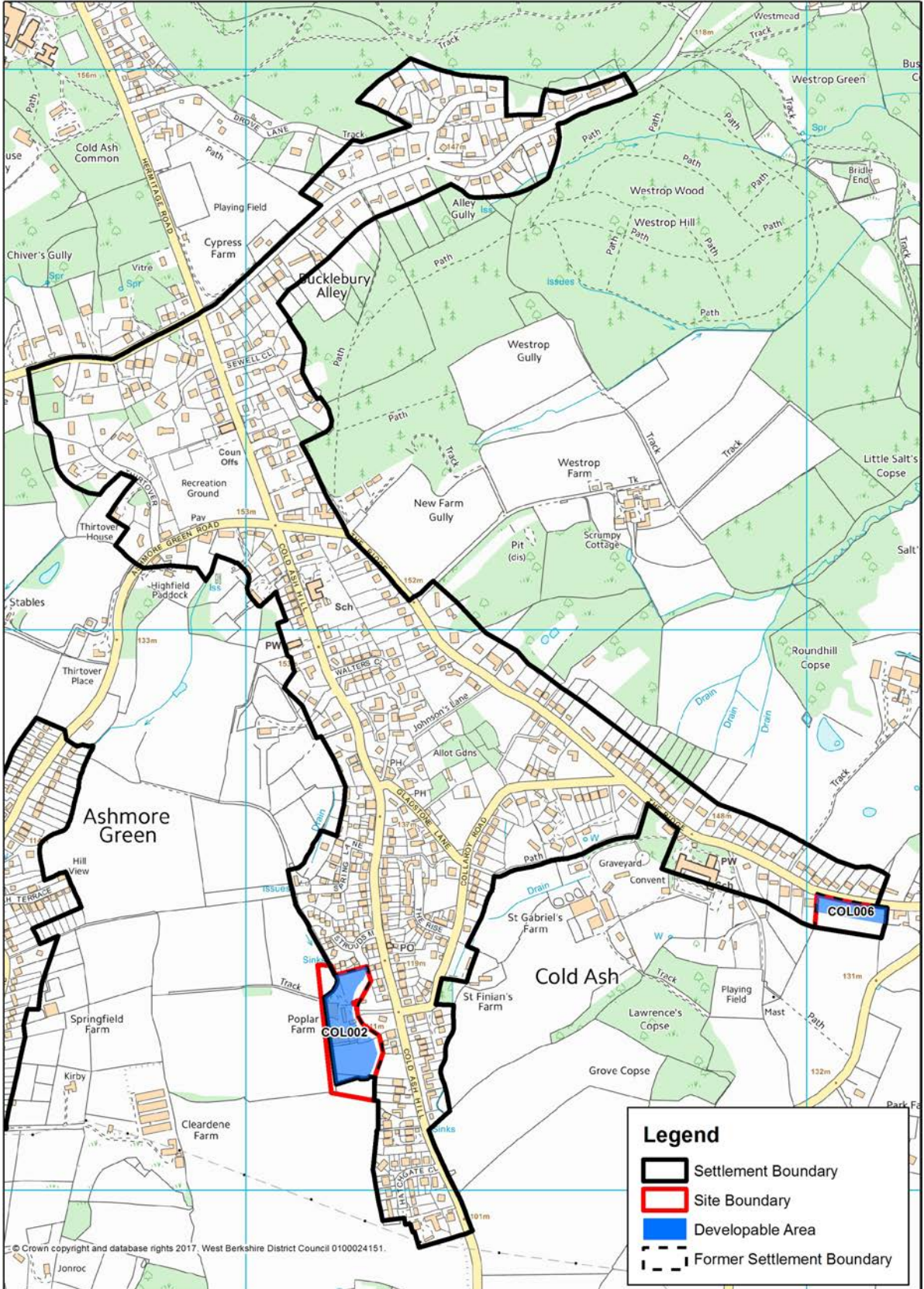
Thattham Settlement Boundary Map



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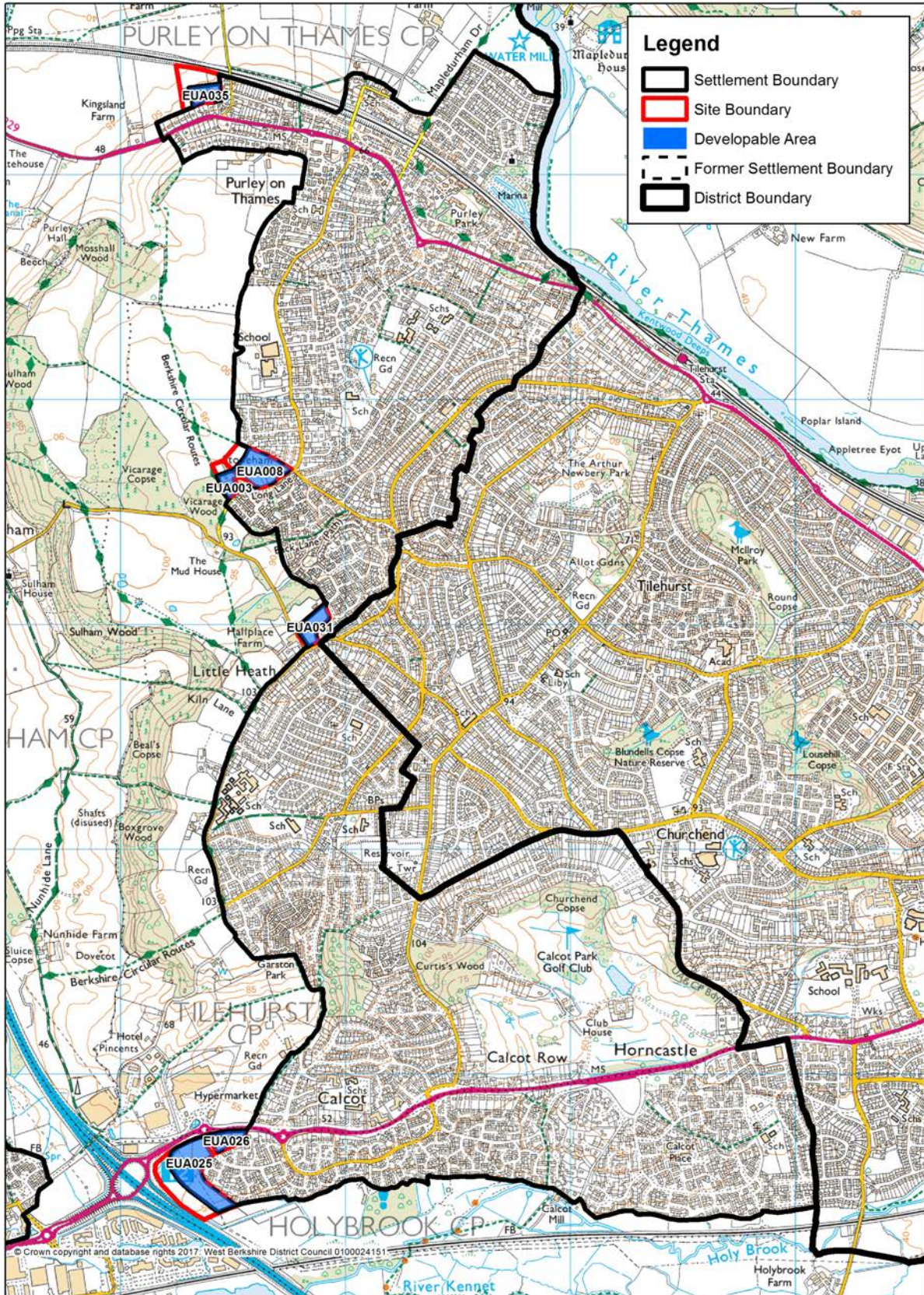
Settlement Boundary Review Criteria and Maps 6

Cold Ash Settlement Boundary Map



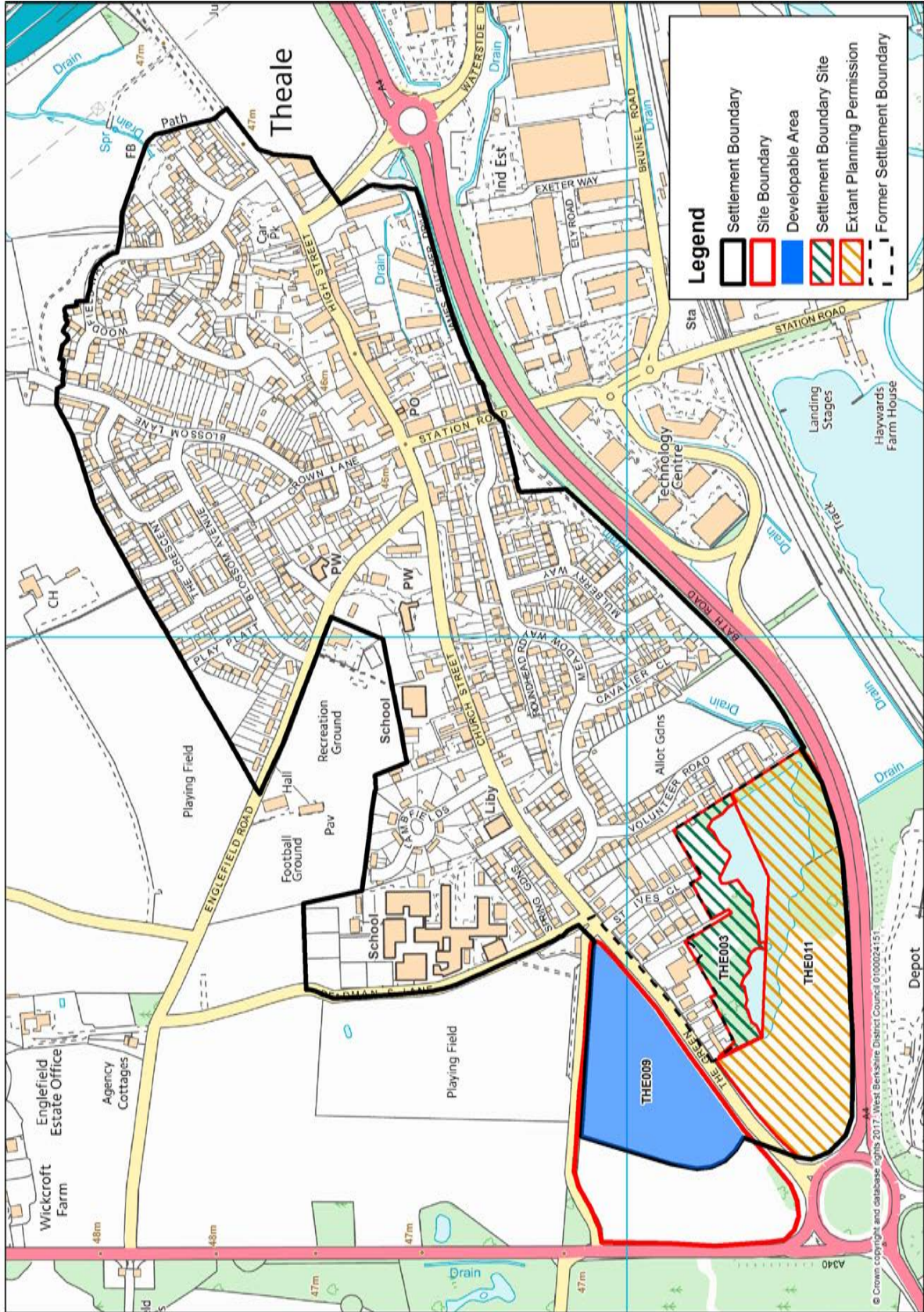
6 Settlement Boundary Review Criteria and Maps

Eastern Urban Area Settlement Boundary Map



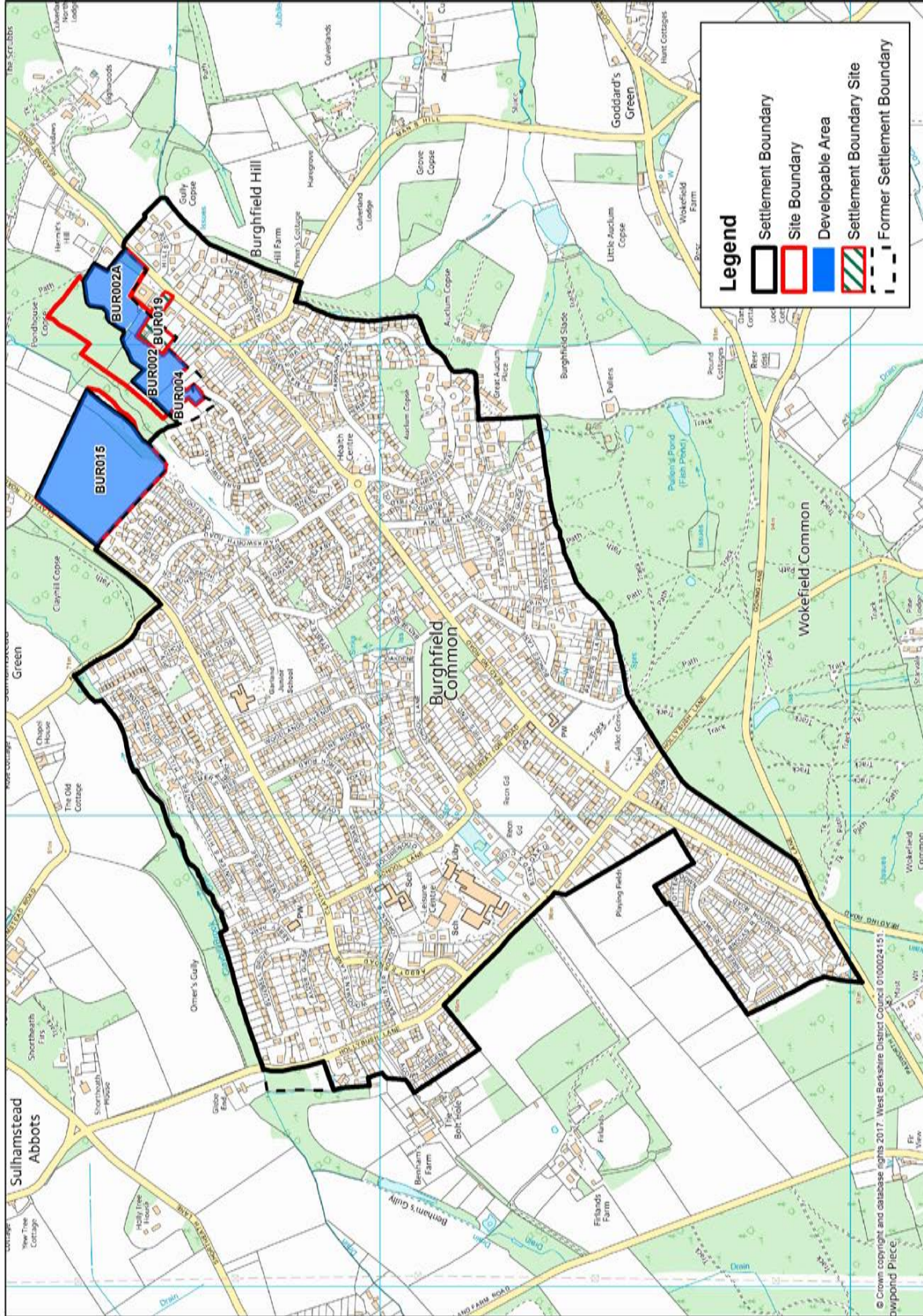
Settlement Boundary Review Criteria and Maps 6

Theale Settlement Boundary Map



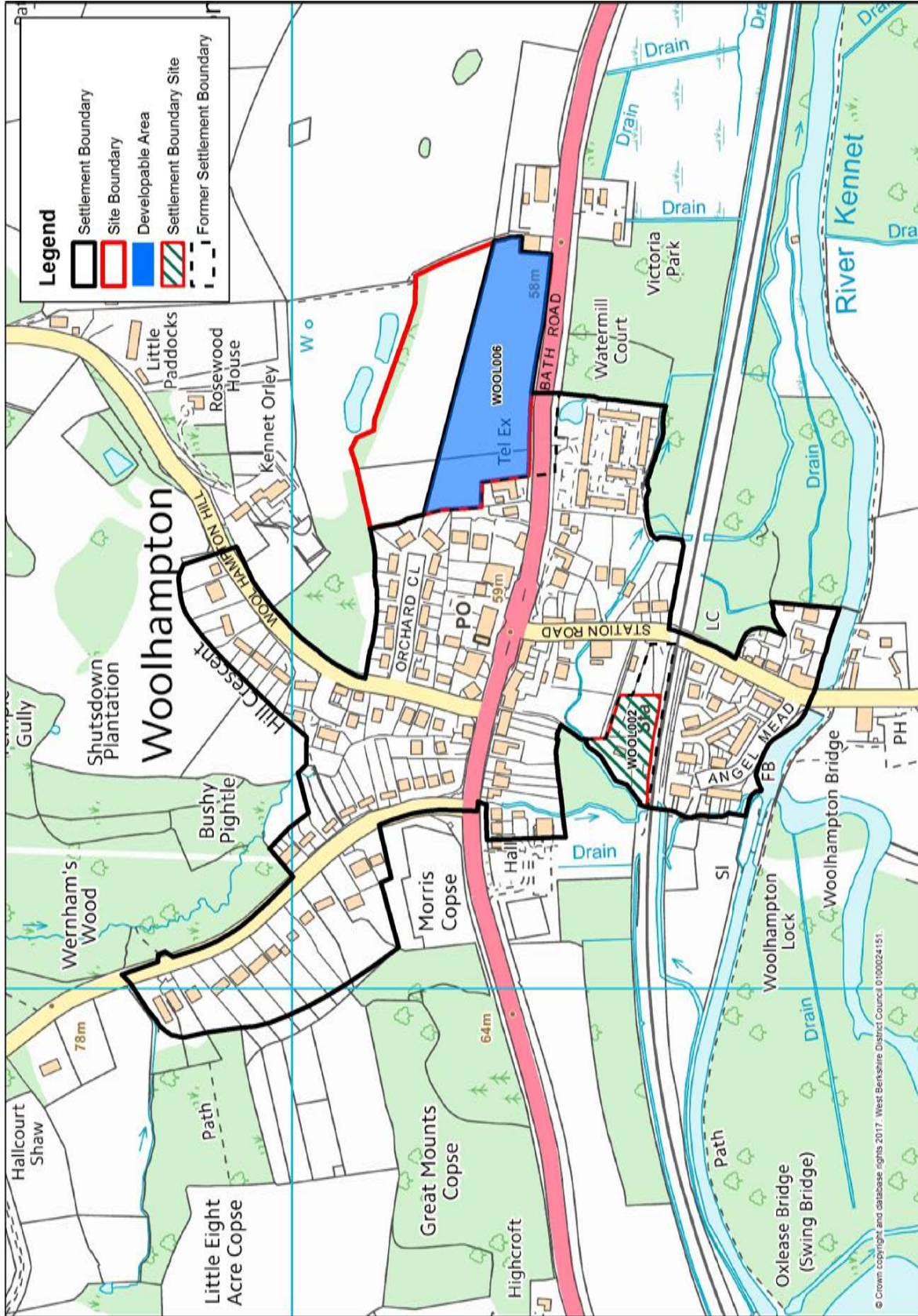
6 Settlement Boundary Review Criteria and Maps

Burghfield Common Settlement Boundary Map



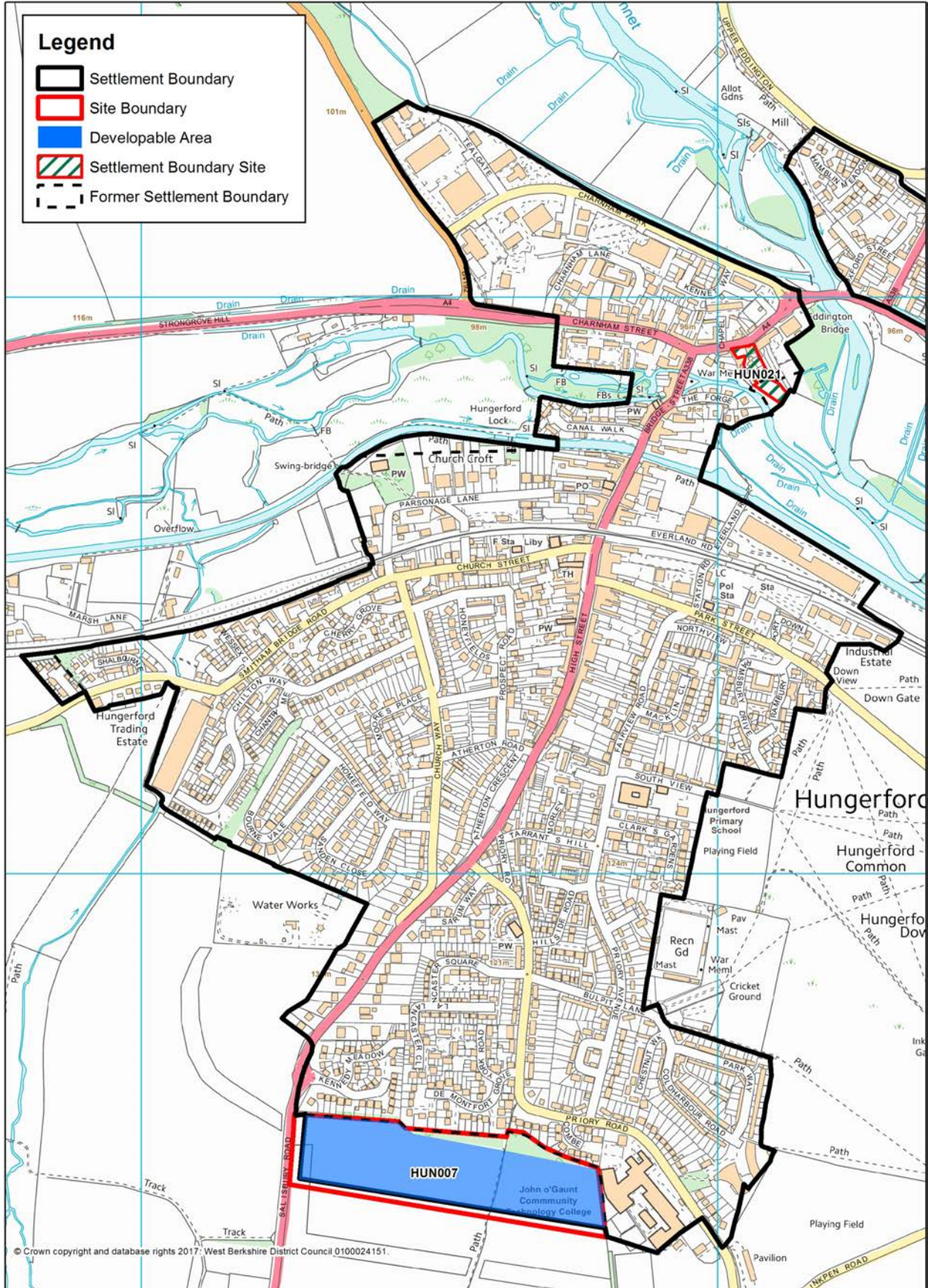
Settlement Boundary Review Criteria and Maps 6

Woolhampton Settlement Boundary Map



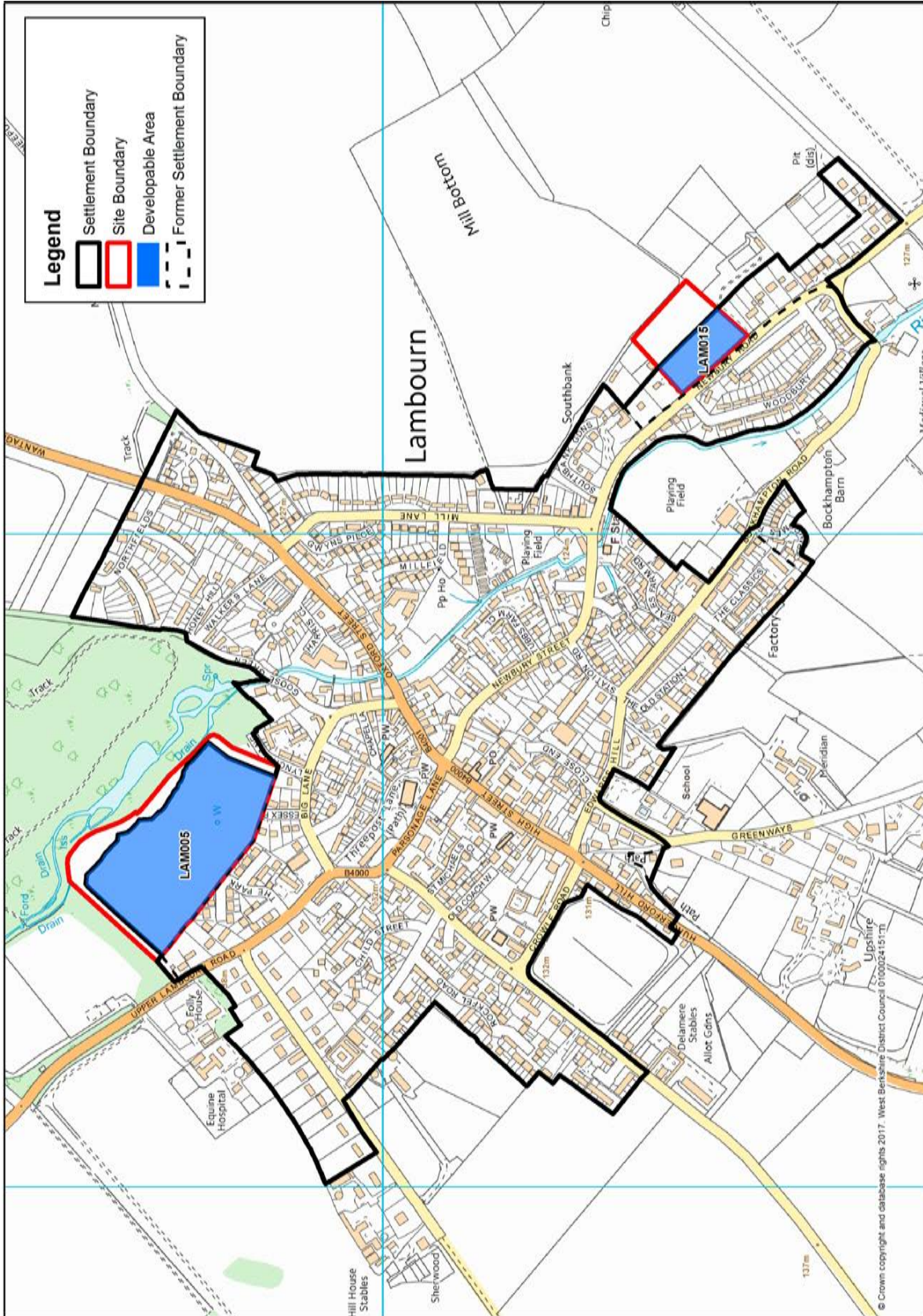
6 Settlement Boundary Review Criteria and Maps

Hungerford Settlement Boundary Map



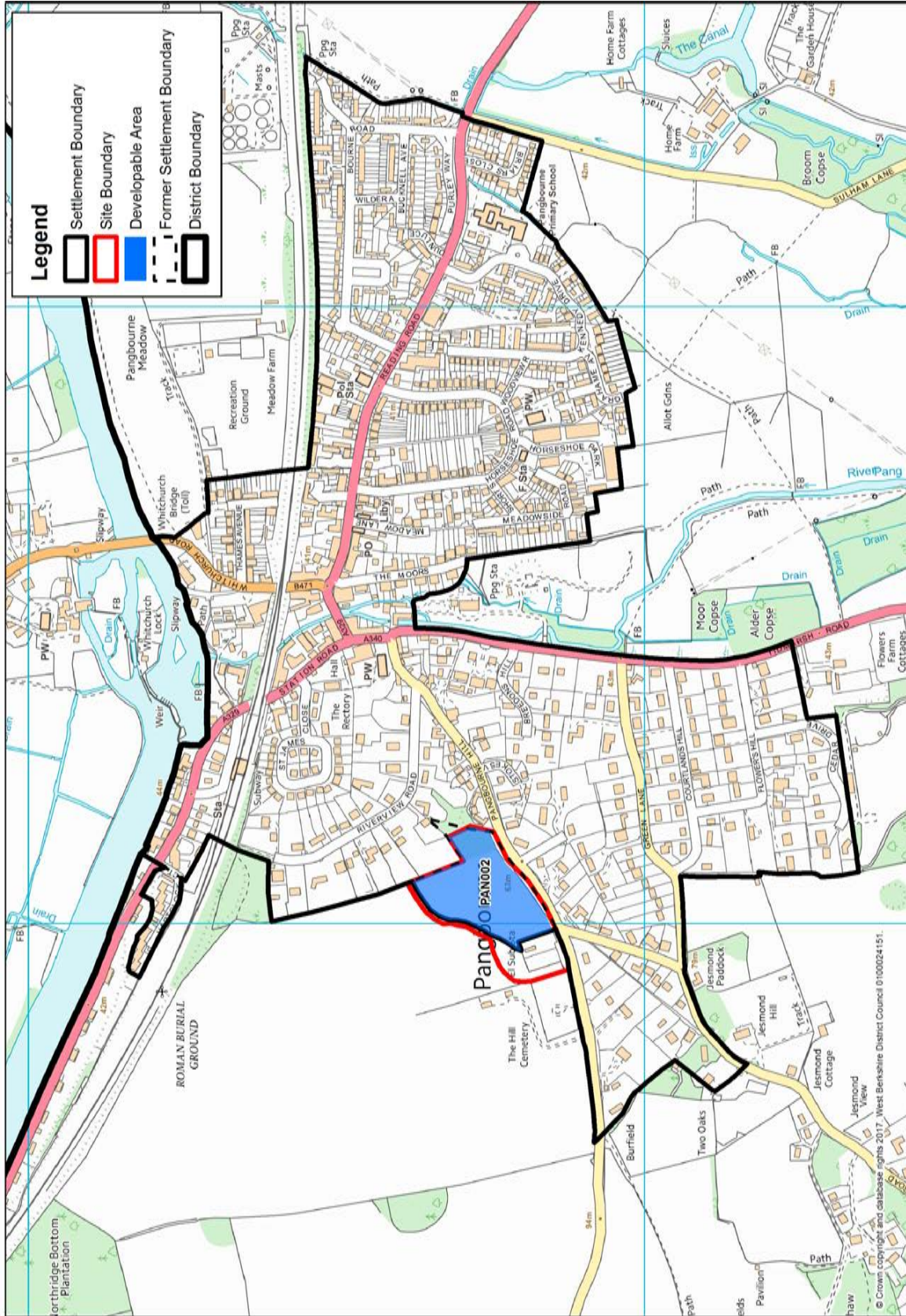
Settlement Boundary Review Criteria and Maps 6

Lambourn Settlement Boundary Map



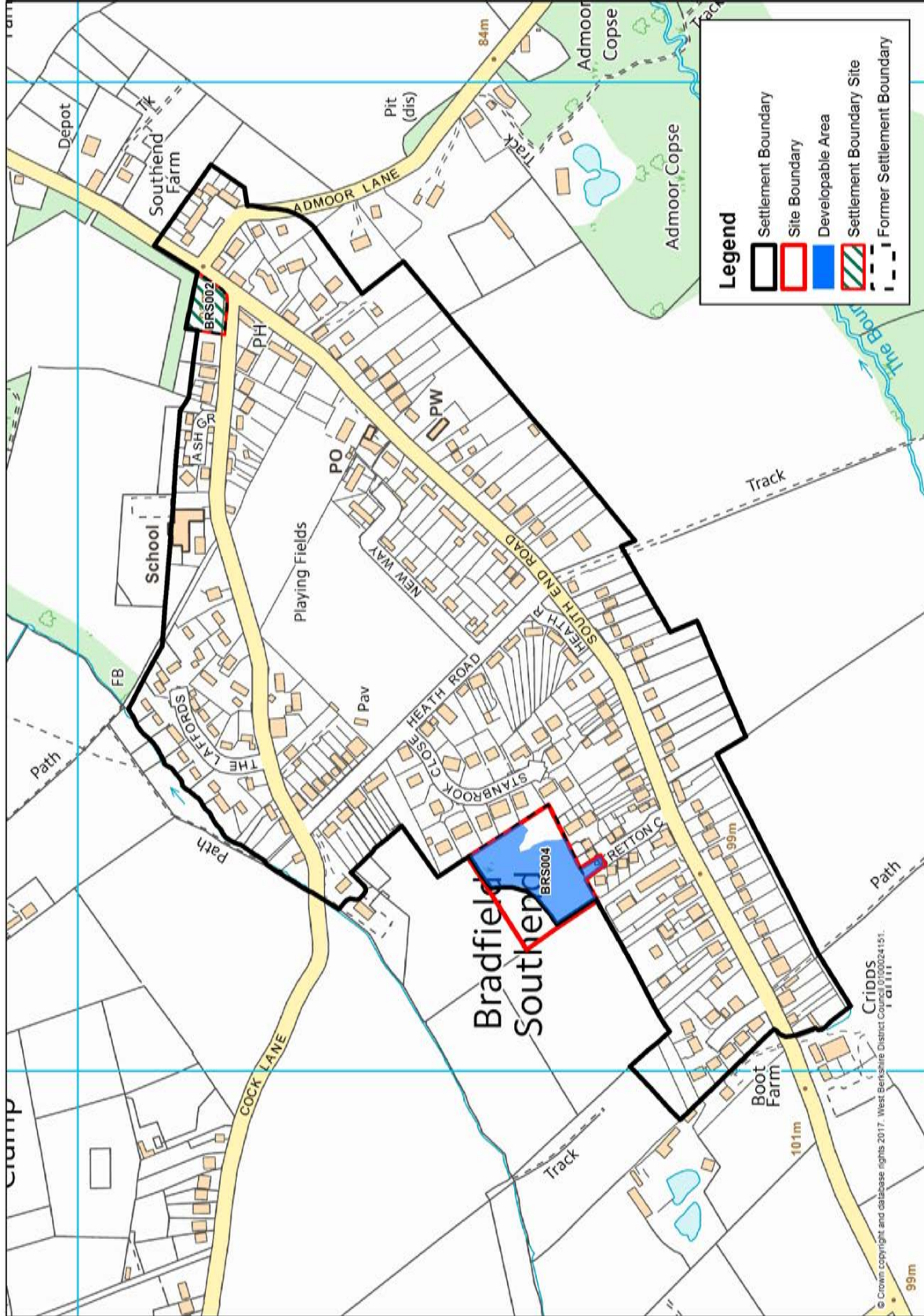
6 Settlement Boundary Review Criteria and Maps

Pangbourne Settlement Boundary Map



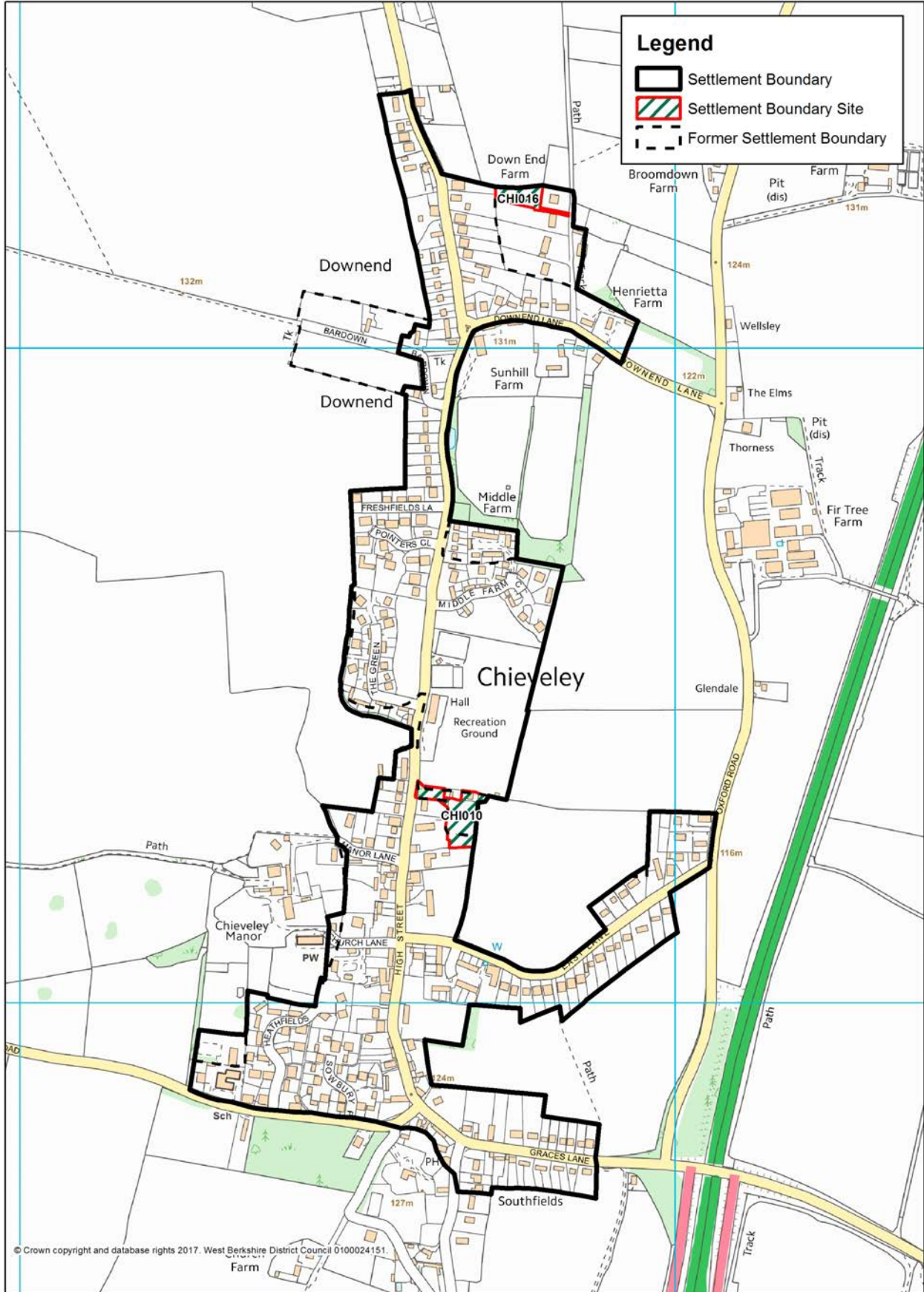
Settlement Boundary Review Criteria and Maps 6

Bradfield Southend Settlement Boundary Map



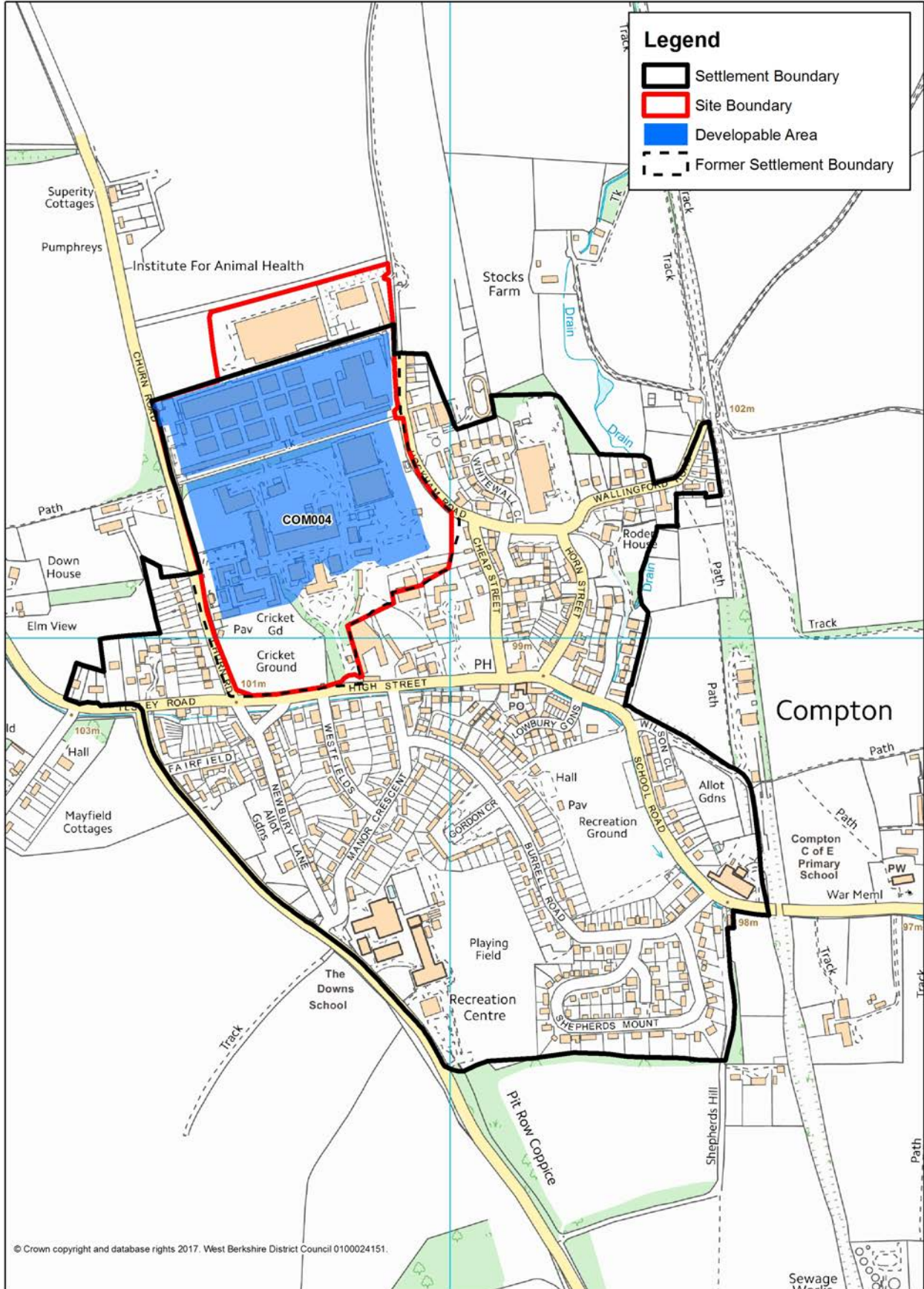
6 Settlement Boundary Review Criteria and Maps

Chieveley settlement Boundary



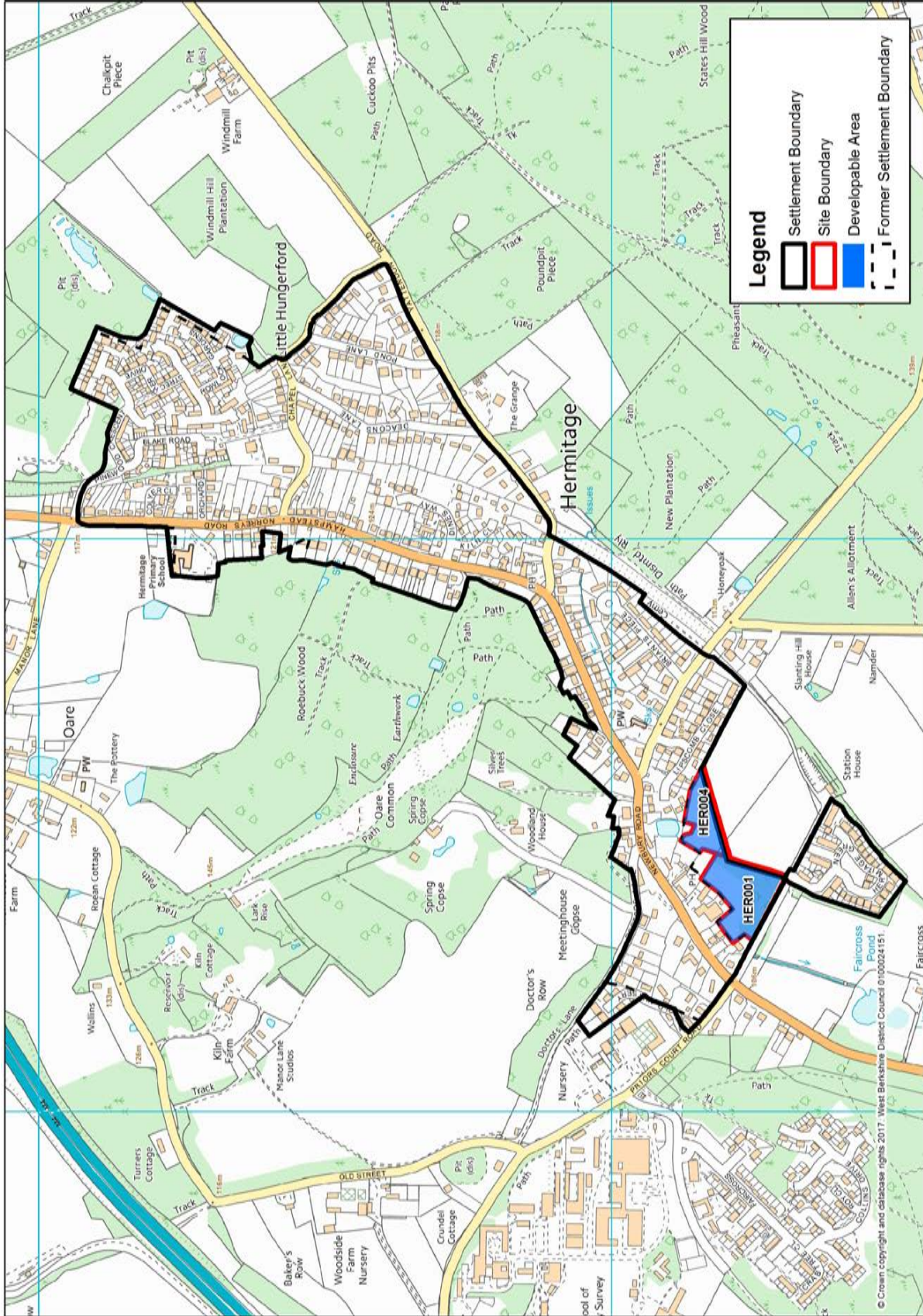
Settlement Boundary Review Criteria and Maps 6

Compton Settlement Boundary Map



6 Settlement Boundary Review Criteria and Maps

Hermitage Settlement Boundary Map



Settlement Boundary Review Criteria and Maps 6

Kintbury Settlement Boundary Map

