

West Berkshire Local Plan Review to 2036 - Regulation 18 Consultation
November 2018

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1 Introduction

1 Introduction

1.1 The current Local Plan for West Berkshire (which comprises the Core Strategy Development Plan Document (DPD), Housing Site Allocations DPD, and the Saved Policies of the West Berkshire District Local Plan 1991-2006 (Saved Policies)) sets out our planning policies up to 2026 and we are now reviewing the Plan to cover the period up to 2036. The purpose of the Local Plan Review (LPR) is to assess the future levels of need for new homes (including market, affordable and specialist housing and Gypsy and Traveller accommodation) and employment land and other land uses up to 2036 and to provide an appropriate basis for housing, employment land and infrastructure provision over that period.

1.2 Between February and March 2018 we invited comments on the proposed scope and content of the LPR as the first part of our Regulation 18 consultations. The results of this are set out in a separate [consultation statement](#). All the comments made have been noted and will be taken forward in the development of the spatial strategy and both strategic and local policies as appropriate.

1.3 Since we published our Scoping Report the Government has published revised national policy in the [National Planning Policy Framework \(NPPF\) in July 2018](#) along with a revision to parts of the national Planning Practice Guidance (PPG). The Council will now need to prepare the LPR to conform to this revised policy/guidance.

1.4 The importance of an adequate, up to date and relevant evidence base is acknowledged and work on this is continuing. Various reports and studies are still in progress and will continue to be published as the LPR progresses.

1.5 We are continuing to work actively on strategic cross boundary matters with our neighbouring authorities. There have been a number of key pieces of evidence that have been undertaken jointly with neighbouring authorities, particularly with the three other authorities in the Western Berkshire Housing Market Area (HMA). In addition, we continue to use established joint working arrangements with the other Berkshire authorities for the purposes of effective plan preparation. Statements of Common Ground will be produced with neighbouring authorities as the LPR progresses.

1.6 This consultation paper forms the second part of our Regulation 18 consultations, seeking your comments at this early stage in the preparation of the LPR. This will be followed up with another consultation in the summer of 2019 with the publication of our assessments of sites that have been submitted to us as part of the Housing and Economic Land Availability Assessment (HELAA).

2 Vision for the Local Plan Review

2.1 Respondents to our Scoping Report consultation felt that including an overarching vision for the LPR would be useful and would help set our Strategic Objectives in context. It is important that the Vision is prepared within the context of other plans and strategies covering the District and that our aspirations are inclusive so that we can achieve a consensus as to how West Berkshire should look in 2036. The Health and Wellbeing Board has recently consulted on its draft [Vision for 2036](#) and as the responses from that are analysed, we will continue to shape our Vision as appropriate.

2.2 Our draft Vision is set out below:

Vision Statement

West Berkshire will be a place where by 2036, everybody in the District will have the opportunity to access what they need to fulfill their potential in a high quality and safe environment where they live, work and play. There will be an expectation of good health and a sense of wellbeing regardless of background and stage of life.

Vision

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

Sufficient housing of different types, sizes and tenures will provide West Berkshire residents with homes to meet their needs, whatever their income, stages of life and ability.

Development and infrastructure will be sustainable and of a high quality design that is in keeping with the character of the area. Development will be well connected to local services and facilities and will foster community cohesion, health and wellbeing. Development will be energy efficient and counter climate change reducing our carbon footprint, the risk of flooding and higher temperatures by taking advantage of new technologies as they emerge and by providing nearby green space and green infrastructure.

West Berkshire's landscape and historic assets will remain of outstanding value and its biodiversity more abundant in urban and rural areas. There will be greater opportunity for enjoyment and complementary sustainable businesses, in addition to the traditional agricultural and equestrian industries.

Do you agree with our proposed Vision? Yes/No

Please give reasons for you answer.

3 Strategic Objectives

3 Strategic Objectives

3.1 Following the Scoping Report consultation in February/March 2018 we have now finalised our Strategic Objectives. They are both all-encompassing and interrelated and apply across the whole of the District⁽¹⁾, in both urban and rural areas. They represent the key delivery outcomes that the LPR should achieve and it is against those objectives that the success of the LPR will be measured.

1. Climate Change

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

2. Housing

Together with the other Berkshire authorities within the Western Berkshire Housing Market Area, to ensure that the assessed need for market and affordable housing up to 2036 will be met across the District.

3. Sustainable and Quality Development

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

4. Economy

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

5. Town Centres

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

6. Culture

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

7. Heritage

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

8. AONB

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

9. Green Infrastructure and Healthy Living

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

1 with the exception of the AONB

Strategic Objectives 3

10. Transport

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

11. Infrastructure

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

4 Reviewing the Spatial Strategy

4 Reviewing the Spatial Strategy

4.1 Our Scoping Report set out that as part of the LPR we will need to consider our overall strategy for the pattern and scale of development across the District. As part of this we are reviewing our existing strategy and identifying the direction we intend to take at both a strategic and local level in accordance with the revised NPPF.

4.2 Our strategy will seek to deliver our overall vision and strategic objectives for West Berkshire.

Scale of development across the District

Reviewing the Housing Requirement

4.3 The current Local Plan has allocated both strategic and smaller scale sites through the [Core Strategy](#) and the [Housing Site Allocations DPD](#) to ensure the provision of at least 10,500 new homes over the period 2006-2026. Through this process sufficient sites have been identified to provide the flexibility for higher levels of provision and the Council has been able to demonstrate a supply of housing land for the next five years to meet the higher need identified in the [Berkshire Strategic Housing Market Assessment \(SHMA\) 2016](#).

4.4 As part of the Local Plan Review we need to review this housing requirement for two reasons:

- i. Our housing requirement needs to be based on the Government's standard methodology for assessing local housing need. The Government has been clear that authorities are expected to follow the standard method for assessing local housing need, unless exceptional circumstances justify an alternative approach.
- ii. To look longer term in order to be able to identify specific sites and broad locations for 15 years from adoption of the plan.

The Local Housing Needs Assessment (LHN)

4.5 The basis for the calculation of the housing requirement in local plans changed with the publication of the revised NPPF in July 2018 and the introduction of the standard method for assessing housing need. The local housing need (LHN) assessment has replaced the objectively assessed need (OAN), assessed through the SHMA, as the figure to be used as the basis for calculating the housing requirement and for demonstrating a five year housing land supply.

4.6 The LHN figure is based on the household projections, published every 2 years by the Office for National Statistics (ONS), with an 'uplift' of housing numbers to reflect the affordability of the area. The LHN for West Berkshire is 631 dwellings per annum (dpa), calculated on the basis of the 2016-based household projections published on 20 September 2018 (Appendix A).

4.7 This figure will be subject to periodic change. It will vary annually as updated affordability ratios are published and every two years when new household projections are issued. In addition the Government has stated its intention to adjust the method to ensure that the results are consistent with ensuring that 300,000 homes are built per year across England by the mid 2020s.

4.8 On 26 October 2018 the Government published a consultation on revisions to planning policy and guidance, including changes to the standard method for assessing local housing need. This consultation proposes, for the short term, that the 2014-based projections will provide the demographic baseline for assessing the LHN. If this approach is to be taken forward by the Government, this would result in a lower LHN for West Berkshire of 551 dwellings per annum.

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4.9 The standard method provides a minimum starting point in determining the number of homes needed in West Berkshire. The revised national [Planning Practice Guidance \(PPG\)](#) states that there may be circumstances where actual need will be higher than the figure identified by the standard method. These include where an authority has agreed to take on unmet need, calculated using the standard method, from neighbouring authorities.

4.10 The Council is committed, with our neighbouring authorities in the Western Berkshire Housing Market Area, to meeting needs across the wider area and the consideration of any unmet need from neighbouring authorities will need to take place as part of the consideration of the housing requirement for the Local Plan Review. To this end the Councils have agreed a Memorandum of Understanding which states that the four authorities will continue to work together to ensure that local plans in the area set out policies and proposals that collectively provide for the full housing needs of the area.

The Housing Requirement

4.11 It is important to clarify that the LHN is not necessarily the same as the housing requirement in the development plan. As part of the LPR the Council needs to consider the extent to which the LHN can actually be met across the District. The work we are carrying out on the Housing and Economic Land Availability Assessment (HELAA) will establish realistic assumptions about the suitability, availability and achievability of land to meet the identified need for housing over the plan period. The constraints in the District, which include, amongst others, the North Wessex Downs Area of Outstanding Natural Beauty (AONB) (which covers three quarters of the District), the substantial areas subject to flooding and the presence of Atomic Weapons Establishments will all need to be taken into consideration as part of the process.

4.12 The housing requirement will be subject to review throughout the process of the LPR. We will need to review it as the LHN changes and work progresses on the assessment of sites that have been submitted to us through the Housing and Economic Land Availability Assessment (HELAA).

4.13 The application of the existing standard method would result in a requirement for 11,358 new homes over the period 2018 to 2036 (18 years of 631 dpa). As mentioned, the LHN methodology is likely to change so it is prudent at the moment to quantify the housing requirement as a range, which would introduce some flexibility.

4.14 A range from 551 to 631 dwellings per annum would generate a requirement of 9,918 - 11,358 new dwelling over the period from 2018 to 2036, providing an indication of the level of housing to be planned for. This range would accommodate the LHN currently out to consultation of 551 dwellings per annum and the existing LHN of 631 dwellings per annum.

4.15 As work progresses we will also consider whether a stepped target may be suitable, with a lower requirement in the early part of the plan period, increasing in the later period of the plan. This may be appropriate if delivery is anticipated to vary significantly over the plan period, which could be the case if a significant element of the requirement is to be met from large strategic sites which, it is acknowledged, will take longer to deliver.

Housing Land Supply

4.16 Part of the requirement for the period to 2036 will be met through allocations in the Core Strategy, the HSA DPD and the Stratfield Mortimer Neighbourhood Development Plan. Up to March 2018 the only allocated site to have commenced development was at Newbury Racecourse. Of the approximately 5,000 units allocated in the Core Strategy, the HSA DPD and the Stratfield Mortimer

4 Reviewing the Spatial Strategy

NDP just over 700 were completed by March 2018. The remaining allocations will therefore form a substantial part of the supply in the LPR. Some allocations may be reviewed in the light of progress towards development on site.

4.17 Similarly existing permissions for housing on non-allocated sites will also contribute to supply for the plan period to 2036. Approximately 2,800 units already had permission or prior approval for permitted development at March 2018.

4.18 There will also be an element of windfall. The revised NPPF contains a new definition of windfall sites as “sites not specifically identified in the development plan”. Existing policies already identify the most sustainable settlements and direct development to the built up areas within settlement boundaries.

Brownfield Land

4.19 The NPPF is clear that as much use as possible should be made of previously developed or brownfield land, which is normally within settlements and so not allocated in the development plan. The Council maintains and publishes a [register of brownfield sites](#) that are available and potentially suitable for residential development across the District. Development is anticipated to continue to come forward on this type of site and a windfall allowance will need to be built in to the LPR. This windfall allowance will be subject to review during preparation of the LPR as the evidence on past delivery and availability of sites in the HELAA is taken into consideration.

Housing Supply Position at March 2018

Housing Supply Position - March 2018	West Berkshire District
Outstanding dwellings with permission	
Newbury Racecourse strategic site	783
HSA DPD Sites	612
Non-allocated sites, including prior approvals	2,793
Allocations without permission at March 2018	
Sandleford Park Strategic Site	1,500 approx. ⁽²⁾
HSA DPD and Mortimer NDP Site	1,070 - 1,125
Windfall allowance to 2036	1,600 approx.
Total including windfall allowance	8,358 - 8,413

² Planning applications currently under consideration equate to approximately 1,500 dwellings

Reviewing the Spatial Strategy 4

Potential housing land to be identified in the Local Plan Review

4.20 With a requirement of 9,918 - 11,358 dwellings based on the LHN assessment and taking account of the current supply position outlined above, the initial indication is that the LPR will need to identify sites or broad locations to meet an additional requirement of 1,560 - 2,945 dwellings over the period to 2036.

Neighbourhood Development Plans

4.21 Some of this housing requirement can be met through allocations in Neighbourhood Development Plans (NDPs). NDPs are plans prepared by a parish council or neighbourhood forum. When adopted, they form part of the development plan.

4.22 The LPR will need to contain policies to set out a housing requirement for [designated neighbourhood areas](#) which reflect the overall strategy for the pattern and scale of development across the District. Once further work is undertaken on the spatial strategy, including the settlement hierarchy (see later), we will then be able to apportion part of the District's overall housing requirement to those areas where a NDP is being produced. In light of the very recent changes to the way housing needs must be calculated, and the announcement that government might change this again shortly, it is likely to be next year that we will have a housing requirement for the areas where a NDP is being produced.

Reviewing the employment land requirement

4.23 The current Local Plan outlines through [policy CS9](#) of the Core Strategy that West Berkshire has a sufficient supply of employment land to meet demand to 2026, and thus there is no need to plan for a net increase in employment land stock. However, the employment land requirement needs to be reviewed to look longer term in order to ensure the provision of sufficient employment land to support future growth in the district through to 2036.

4.24 The Thames Valley Berkshire Local Enterprise Partnership (LEP) along with the six Berkshire authorities commissioned consultants in 2015 to identify the various Functional Economic Market Areas (FEMA) that operate across Berkshire in order to further understand the various economic relationships, linkages and flows which characterise the sub-regional economy. This work concluded that the district of West Berkshire sits within its own FEMA, identified as the Western Berkshire FEMA.

4.25 Following on from this work the consultants went on to produce an Economic Development Needs Assessment (EDNA) for the Western Berkshire FEMA in 2016. The purpose of the EDNA was to provide an understanding of the future business needs and requirements for employment land and floorspace within the defined FEMA to 2036. However, given the Government's new standard method for calculating local housing need and the publication of more up to date economic forecasts work is currently underway to update the employment land requirement figures within the EDNA of 2016.

Reviewing the spatial distribution of development across the District

4.26 Response to the Scoping Report consultation reaffirmed that our approach of dividing the District into geographical areas is still an appropriate mechanism to deliver the spatial strategy. It is an effective way of meeting housing need whilst taking into account the distinctive features and characteristics of West Berkshire. The District is currently divided into the following spatial areas:

Reviewing the Spatial Strategy 4

4.29 As part of the LPR we now need to look at options for how we accommodate development in each of these spatial areas. Our overall strategy will continue to build on the existing settlement pattern. Our aim is to continue to maintain a network of sustainable communities while protecting and enhancing the environmental assets of the District. Urban development will continue to be maximised and a combination of strategic urban extensions and other small and medium sites will continue to be identified and delivered. Within each spatial area, development will continue to come forward through existing commitments, infill development and sites allocated through the LPR, but each area will also have its own unique challenges and opportunities.

Newbury and Thatcham

4.30 The Newbury and Thatcham spatial area covers the urban areas of Newbury and Thatcham and their hinterlands which include the service village of Cold Ash. Newbury and Thatcham are distinct towns with their own character and identities but are geographically close and functionally related. Both towns are physically separate and totally different in character and function to the settlements within the hinterland which sit within open countryside on the edge of the North Wessex Downs AONB to the north and west.

4.31 Newbury is currently the main focus for development in the District up to 2026. Over the Core Strategy period there were two strategic urban extensions planned for Newbury, one at Newbury Racecourse which has predominantly been built out and the other to the south of the town at Sandeford. As the key administrative centre and major town centre for the District it is expected that the town will continue to be a focus for growth up to 2036.

4.32 In contrast and in recognition of a significant period of growth in recent years, the focus for Thatcham up to 2026 is currently on regeneration. This is to allow a period of consolidation, ensuring that infrastructure and town centre facilities can be upgraded and meet the demands of the current population. As envisaged by the existing Core Strategy though, the LPR now gives us the opportunity to plan holistically for the town with the necessary infrastructure to support it. As part of this process we will commission consultants to undertake masterplanning work in order to provide a more detailed assessment of the potential opportunities available.

North Wessex Downs Area of Outstanding Natural Beauty (AONB)

4.33 The North Wessex Downs AONB is a nationally protected landscape which has the highest status of protection in planning terms. Covering 74% of the District, it includes the current rural service centres of Hungerford, Lambourn and Pangbourne, together with the service villages of Bradfield Southend, Chieveley, Compton, Great Shefford, Hermitage and Kintbury.

4.34 Our overall approach to development in the AONB will reflect the fact that the conservation and enhancement of the natural beauty of the protected landscape will continue to be our primary consideration in the evaluation and allocation of development. It will continue to be bottom up and landscape led. At the same time we need to ensure the vitality of both our rural communities and rural economy continues to be maintained and enhanced by allowing some opportunities for appropriate sustainable growth.

Eastern Area

4.35 The new Eastern Area is a combination of the former Eastern Urban Area, Theale and the East Kennet Valley. Within this new wider spatial area, the settlements of Purley on Thames, Tilehurst and Calcot have a close functional relationship with Reading and continue to benefit from the facilities and services it provides. Theale, located to the south of the M4, remains a separate and distinct

4 Reviewing the Spatial Strategy

settlement in its own right. There are also a number of villages along the route of the Kennet and Avon Canal/River Kennet corridor such as Woolhampton and Aldermaston Wharf and others dispersed across farmland and some woodland including Aldermaston, Brimpton, Burghfield Common and Mortimer.

4.36 We have set out earlier that our spatial strategy will continue to build on the existing settlement pattern across the District, but within this new Eastern spatial area there is also the potential to consider whether we could also accommodate a new large scale strategic development. As we made clear in our Scoping Report, we have been collaborating with the other authorities in the Western Berkshire Housing Market Area (Bracknell Forest Borough Council, Reading Borough Council and Wokingham Borough Council) to examine various options for accommodating new development across the housing market area and to see if there are any large scale opportunities which could be identified.

4.37 One of these strategic opportunities is Grazeley, to the south of Reading, which has been identified as having the potential to deliver a major housing and mixed use development (approximately 10,000 homes in Wokingham and 5,000 in West Berkshire). In cooperation with Wokingham Borough Council we have commissioned consultants to undertake masterplanning work in order to provide a more detailed assessment of its potential.

4.38 It is important to clarify that the commissioning of the masterplanning work does not pre-judge the outcome of the LPR. The benefit of masterplanning at this stage is that the assessment will capture all the constraints and opportunities for development as well as identify the infrastructure needs to be considered. The use of masterplanning does not mean that this site is considered to be more suitable for development than sites in other locations, it is simply a practical way of assessing its development potential.

4.39 The results of the masterplanning are available on our [website](#).

Do you agree with our proposed revision of the existing spatial areas? Yes/No

Please give reasons for your answer

Reviewing the Spatial Strategy 4

Reviewing the settlement hierarchy

4.40 Having identified revised spatial areas for the LPR we also need to review the way in which development will be delivered in them. We are therefore reviewing our existing settlement hierarchy and also existing settlement boundaries.

4.41 The settlement hierarchy assessment will form part of the evidence base for the LPR to assist in defining the role and function of each of the District's settlements and to promote sustainable development. It will sit alongside other elements of the evidence base which is set out on our [website](#).

4.42 The settlement hierarchy plays an important role in identifying sustainable locations for development. It categorises the District's settlements according to their different roles, and groups them accordingly. At the top of the hierarchy will be the larger towns that fulfil the most functions and which are the most sustainable. The smaller, least sustainable settlements with fewer functions will be towards the bottom of the hierarchy.

4.43 It is acknowledged that the provision of services and facilities within settlements can change over time and that it is prudent to update our existing assessment of settlements as we plan for the period to 2036. This will ensure the foundation of the spatial strategy of the LPR remains an accurate reflection of the role settlements play across the West Berkshire. This may mean that some settlements enter into the existing hierarchy, fall out of the existing hierarchy, move category or remain in the same category.

4.44 The revised settlement hierarchy will assist in determining the location of future development in West Berkshire up to 2036. It will ensure that new development planned through the Local Plan continues to be directed to the most sustainable settlements, is appropriate for the settlement in question and is adequately supported by infrastructure and services.

4.45 The first stage in our review of the settlement hierarchy has been to review the methodology we intend to use and now we are asking for your views on this. Once we have an agreed methodology then we can re-assess individual settlements and determine an appropriate settlement hierarchy for the period to 2036.

4.46 The methodology for reviewing our settlement hierarchy is set out in Appendix B.

Do you agree with the methodology we propose to use for reviewing our existing settlement hierarchy? Yes/No

Please give reasons for your answer

4 Reviewing the Spatial Strategy

Reviewing the settlement boundaries

4.47 It is intended that all settlement boundaries are reviewed as part of the Local Plan Review. 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.

4.48 At present, the following settlements across the District have boundaries:

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

4.49 The Council is clear that in going forward it will take a landscape led approach to the drawing of settlement boundaries and so we have reviewed our settlement boundary criteria with this in mind.

4.50 The revised criteria are set out in Appendix C.

**Do you agree with the criteria we have set out for reviewing settlement boundaries?
Yes/No.**

Please give reasons for your answer.

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Identifying potential land for housing and economic development

4.51 As part of the LPR the Council will need to allocate sites for housing and economic development to cover the period up to 2036. The first part of this process is the preparation of a Housing and Economic Land Availability Assessment (HELAA). The HELAA identifies potential sites for new homes, employment and other land uses. It is a technical assessment which makes a preliminary assessment of the suitability and potential of sites. It is not a policy making document and so does not make recommendations on which sites should be developed, but the information we gather from the HELAA will inform how and where we allocate sites through the LPR.

4.52 Between 23 December 2016 and 31 March 2017 we invited landowners, developers and others to submit potential development sites for us to consider as part of the HELAA under a 'call for sites'. We then continued to accept sites for consideration for a further year. More than 200 potential sites have been submitted to us and we are now undertaking technical assessments of them.

4.53 The Council was originally intending to publish the HELAA in two stages. Part 1 would have been a list of all submitted sites published as part of this consultation, with Part 2, including more technical information, to follow in the summer of 2019. It has now been decided to publish the HELAA as one complete document in the summer of 2019 instead. This is to ensure that when considering the realistic potential of sites being promoted for development the public have accurate and comprehensive information on which to give their views. Not all sites that are being promoted and which have been submitted as part of the HELAA will be appropriate for development. We will therefore publish these assessments in the summer of 2019, when we will also invite comments on the suitability of the sites for development.

4.54 As well as the masterplanning exercise being undertaken at Grazeley, it is possible that other sites in the District may also have masterplanning work on them at a later date, to help us with the assessment process and feed into other work within the LPR.

4.55 We are aware that there will be sites that have only recently started to be promoted for development, some of which may have potential for development in the period up to 2036. If you are promoting a site that has not yet formally been submitted to us and you would like such a site to be considered as part of the LPR to 2036 then please ensure you submit it to us by Friday 21 December 2018. Please note that if your site is submitted after this date it will not be assessed and considered as part of the LPR consultation in the summer of 2019.

5 Reviewing the relevance and effectiveness of existing Local Plan policies

5 Reviewing the relevance and effectiveness of existing Local Plan policies

5.1 In February and March of this year the Council reviewed the relevance and effectiveness of the adopted policies from the West Berkshire District Local Plan 1991-2006, the West Berkshire Core Strategy 2006-2026 and the Housing Site Allocations DPD 2006-2026. Consideration was also given to the identification and inclusion of additional policy areas where appropriate. Recommendations for the way forward were set out. Since then, however, the Government has published the revised NPPF and so we have reviewed and updated our assessment where necessary to take account of the revised NPPF. This assessment is set out in Appendix D.

Do you agree with our updated assessment of policies? Yes/No.

Please give reasons for your answer.

6 Your feedback

6.1 We would welcome your feedback:

- *Do you agree with our proposed Vision?*
- *Do you agree with our proposed revision of the existing spatial areas?*
- *Do you agree with the methodology we propose to use for reviewing our existing settlement hierarchy?*
- *Do you agree with the criteria we have set out for reviewing settlement boundaries?*
- *Do you agree with our updated assessment of policies?*

Please give reasons for your answers.

6.2 Comments should be submitted during the six week consultation period, running from Friday 9 November to 4:30pm on Friday 21 December 2018. Representations can be made:

Online: using the Council's [Local Plan Consultation Portal](#): This is the easiest and most efficient way to make your representations.

Representation Form: available electronically on the [Council's website](#) and through all libraries in the District and in hard copy at West Berkshire Council Offices, Market Street, Newbury, RG14 5LD between the hours of 8:30am and 5:00pm on Mondays to Thursdays and 8:30am and 4:30pm on Fridays. Completed representation forms can be returned:

- by email (planningpolicy@westberks.gov.uk); or
- by post to the Planning Policy Team, Development and Planning, West Berkshire District Council, Market Street, Newbury, RG14 5LD.

All representations must be received by **4:30pm on Friday 21 December 2018**.

6.3 If you have any queries relating to this consultation, please do not hesitate to contact the Planning Policy Team at planningpolicy@westberks.gov.uk or 01635 519111.

7 Timetable and next steps

7 Timetable and next steps

7.1 We will take into account all comments made to us as part of the Local Plan Review.

7.2 Details of the timetable for the production of the Local Plan Review are set out in our Local Development Scheme (LDS) and in the table below.

	Regulation 18:	Regulation 19:	Regulation 22:	Regulation 24:	Regulation 26:
	Public participation in the preparation of the DPD	Publication of Proposed Submission Documents	Submission to Secretary of State	Start of Independent Examination	Adoption
Local Plan Review to 2036	December 2017 to November 2019	September 2019	December 2019	April 2020	November 2020

Planning Policy Team

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www.westberks.gov.uk

Local Housing Need Assessment Calculation for West Berkshire - Sept 2018 A

Appendix A: Local Housing Need Assessment Calculation for West Berkshire - Sept 2018

A.1 The NPPF expects plan-making authorities to follow the standard approach for assessing local housing need, unless there are exceptional circumstances that justify an alternative. The methodology has been published as part of the housing need assessment section of the PPG.

Step 1 - Setting the Baseline

A.2 National household projections for the area provide the starting point. The most recent official projections need to be used to calculate the average annual household growth over a 10 year period.

A.3 The 2016 based household projections published Sept 2018 show a projected increase in households in the District from 65,562 in 2018 to 70,021 in 2028, an increase of 4,459 or **446 households per annum**.

Step 2 - An adjustment to take account of market signals

A.4 This adjustment to take account of market signals uses median affordability ratios, published by the ONS. The affordability ratios compare the median house prices to median workplace earnings. Authorities should use the most recent year for which data is available.

A.5 For each 1% increase in the ratio of house prices to earnings, where the ratio is above 4, the average household growth should be increased by a quarter of a percent. The formula is:

$$\text{Adjustment factor} = ((\text{Local affordability ratio} - 4) / 4) \times 0.25$$

$$\text{Local housing need} = (1 + \text{adjustment factor}) \times \text{projected household growth}$$

For West Berkshire the most recent figure for the local affordability ratio is 10.65 (figure for 2017 published April 2018)

$$\text{Adjustment factor for West Berkshire} = ((10.65 - 4) / 4) \times 0.25 = 0.416$$

$$\text{Local housing need} = (1 + 0.416) \times 446 = \mathbf{631 \text{ dwellings per annum}}$$

Step 3 - Capping the level of any increase

A.6 There is no need for a cap on the West Berkshire figure as the local need figure is less than 40% above the average annual housing requirement set out in the most recently adopted strategic policy (CS1).

B Draft revised settlement hierarchy methodology

Appendix B: Draft revised settlement hierarchy methodology

B.1 Understanding the nature of the towns and villages within the District is an essential part of our evidence base to inform the overall strategy of the Local Plan Review (LPR) to 2036. There is no 'one size fits all' approach when planning for development, and the identification of a settlement hierarchy allows local development needs to be addressed, ensuring development is directed to the most sustainable locations, whilst maintaining the distinctive character and identity of our towns and villages.

B.2 It is not the role of the settlement hierarchy assessment to determine the capacity of each settlement, or to advise on the likely level of future growth to be accommodated in each settlement. This will be determined through the LPR taking into account the settlement hierarchy and various other studies forming our evidence base, such as Sustainability Appraisal, Strategic Flood Risk Assessment and transport modelling. This assessment is only a snapshot in time.

B.3 The availability of suitable sites will ultimately regulate levels of development at each settlement following site assessments undertaken as part of the Housing and Economic Land Availability Assessment (HELAA). It will not follow therefore that every settlement within each category of the hierarchy will accommodate the same level of growth up to 2036.

Policy Context

National context

B.4 Within the Government's revised National Planning Policy Framework (NPPF, July 2018) there is a clear ambition to continue to deliver sustainable development. As such, the NPPF outlines that *'the purpose of the planning system is to contribute to the achievement of sustainable development'*⁽³⁾.

B.5 For rural areas such as West Berkshire the NPPF states that *'to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities'*. It goes on to state that planning policies should *'identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby'*⁽⁴⁾.

B.6 The NPPF is clear that policies and decisions should generally avoid the development of isolated homes in the countryside.

B.7 It is also stated that *'the preparation and review of all policies should be underpinned by relevant and up-to-date evidence'*⁽⁵⁾ and that such evidence should be adequate and proportionate.

Local context

B.8 The existing settlement hierarchy is set out within the West Berkshire Core Strategy DPD (July 2012) [Policy ADPP1](#). The work underpinning the existing hierarchy was set out in topic papers supporting the Core Strategy and dates back to 2008/2009. It is acknowledged that the provision of services and facilities within settlements can change over time and so as we plan for the period to 2036 we are updating the settlement hierarchy as part of the LPR. This will continue to ensure the spatial strategy is based on an accurate and up to date reflection of the role of settlements within the District.

3 Paragraph 7 of the NPPF, 2018

4 Paragraph 78 of the NPPF, 2018

5 Paragraph 31 of the NPPF, 2018

Draft revised settlement hierarchy methodology B

B.9 The existing hierarchy categorises settlements as either 'Urban Area', 'Rural Service Centre' or 'Service Village'. Below the hierarchy smaller settlements with settlement boundaries are considered suitable for infill development subject to the character and form of the settlement, the rest of the District is considered to be open countryside for planning policy purposes.

Existing District Settlement Hierarchy

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

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

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

Approach to settlement assessment

B.10 West Berkshire contains a number of diverse settlements from market towns to bustling villages and tiny hamlets. This assessment will consider those settlements identified within [Policy C1](#) of the Housing Site Allocations DPD as having a settlement boundary, and as set out earlier in this paper. These settlements will be assessed for inclusion within the settlement hierarchy, with the exception of Newbury, Thatcham and the Eastern Urban Area which will continue to act as the District's urban areas. There are other rural hamlets and isolated groups of development across the District that are very small with limited services and are not identified with a settlement boundary. These will not form part of this assessment and will continue to be classed as open countryside for the purposes of planning policy.

B.11 The methodology for the existing hierarchy was based on a scoring system to provide the starting point for the hierarchy. This was based on an audit of services and facilities to assess the sustainability of settlements. Each settlement was then considered against other qualitative factors which determine its position in the hierarchy. This continues to be an appropriate approach to reviewing the settlement hierarchy, and therefore we have set out the revised methodology in two steps below.

B Draft revised settlement hierarchy methodology

B.12 It is expected that the settlement hierarchy assessment will be carried out in stages; starting with a desk-top review to gather the necessary information. This will audit the provision of existing services and facilities within, and in close proximity to, the existing settlements across West Berkshire. We will then draw upon the knowledge of Town and Parish Councils, seeking their feedback on the information gathered. This local knowledge will be essential. Following these two stages the information will be verified on site and subject to a qualitative assessment, before categorising the settlements into a settlement hierarchy, reflecting their provision of services/facilities and their role in the District.

Step 1: Audit of services and facilities

B.13 This part of the assessment seeks to audit the provision of services and facilities in each settlement. We have sought to identify services and facilities that provide people with access to key services and facilities such as education and employment, but also those that are important for the sustainability of a settlement, such as a shop, public house and community meeting space.

B.14 The criteria to appraise each settlement and the points assigned to each are set out in the table below. The scoring between the different criteria is weighted depending on the relative importance and the extent to which it contributes to the overall sustainability.

B.15 Using the scoring system it will be possible to rank each settlement within an audit matrix. This will indicate how each settlement performs in terms of its sustainability.

B.16 The assessment will focus on criteria under the following headings:

- Key services and facilities
- Other services and facilities
- Accessibility by public transport.

Draft revised settlement hierarchy methodology B

Table 1: Criteria for audit of services and facilities

Criteria	Description	Source of information (for desk top research)	Points
Key services and facilities			
Convenience store	Shops selling day to day goods, such as food, newspapers, drinks	Internet search , parish websites, local knowledge	3
Post Office	Community facility allowing access to a number of communication and financial services	Post office branch finder website	3
School	Primary and/or secondary school provision. Schools provide the opportunity to be used in the evening or out of term as a community facility	West Berkshire Council website	3
Village / Community Hall	Provides community facility, often providing a base for local organisations and community events	Internet search, parish websites, map search, local knowledge	3
Access to employment opportunities	Protected Employment Areas (as identified within the Core Strategy) and/or access to business employment opportunities of an appropriate size within the settlement or within 2km of the centre of the settlement	Internet search, local knowledge, parish websites, West Berkshire Core Strategy (July 2012)	3
General medical practice	Provides healthcare facilities	NHS Berkshire West CCG - GP practices search	3

B Draft revised settlement hierarchy methodology

Criteria	Description	Source of information (for desk top research)	Points
Dental surgery	Provides healthcare facilities	Internet search, local knowledge, NHS Service Search website	3
Pharmacy	Provides healthcare facility	NHS Service Search website	3
Bank / Building society	Provides community facility	Internet search, local knowledge	3
More than one of a key facility	An additional score of 1 will be given where more than one of a particular key facility exists within a settlement, for example an additional point of 1 given where a settlement has 3 convenience stores.		
Other community services and facilities			
Public House	Aside from serving food and drink, pubs provide a meeting place for people and can contribute to a sense of community	Internet search, parish websites, map search, local knowledge	1
Permanent library	Provides community facility	West Berkshire Council website	1
Sports / recreation ground	Encourages outdoor sports and general health and wellbeing. They also often provide a home for local sports teams.	Internet search, parish websites, map search, local knowledge, West Berkshire Council website	1
Children's play area	Support physical development of young children	Internet search, parish websites, map search, local knowledge, West Berkshire Council website	1
Indoor sports / leisure facility	Encourages health, fitness and social activity	Internet search, parish websites, map search, local knowledge, West Berkshire Council website	1
Play group / nursery	Provision of childcare and supports child development	Internet search, local knowledge, West Berkshire Council website	1

Draft revised settlement hierarchy methodology B

Criteria	Description	Source of information (for desk top research)	Points
Place of worship	Provides a meeting place for religious services	Internet search, parish websites, local knowledge, West Berkshire Council website	1
Accessibility by public transport			
Accessibility to a railway station	Provision of railway station within the settlement, or within 2km of the settlement	Internet search, local knowledge	2
Bus service to larger centre	Hourly, or more frequent, bus service to larger centre of Basingstoke, Newbury, Oxford, Swindon, Thatcham or Reading	West Berkshire Council website	2

B.17 If a settlement does not provide a particular service or facility, but it is within 1km of a settlement that does, then it will score points for access to those services and facilities. This can include proximity to settlements outside the District.

B.18 The population of each settlement will be recorded. Whilst it does not contribute to the sustainability of the settlement it provides a useful indicator of the size of the settlement.

Step 2: Qualitative assessment

B.19 Once the audit matrix has been developed based upon the criteria above, a qualitative judgement will be made. This will allow for a verification of the resultant scores from the audit, along with the ability to note any specific matters relating to existing service provision. It will also provide for an opportunity to outline any specific circumstance which may suggest a settlement's position within the audit matrix is inappropriate for any particular reason. The scoring system alone will not determine a settlement's position within the hierarchy, local context will be taken into consideration.

B.20 Following Steps 1 and 2 the settlement hierarchy will be constructed based on the up to date information. The revised settlement hierarchy will inform the spatial strategy of the Local Plan Review to 2036.

C Draft revised settlement boundary review criteria

Appendix C: Draft revised settlement boundary review criteria

C.1 The Council will take a landscape led approach to the drawing of settlement boundaries.

C.2 When reviewing the boundary for any given settlement the Council will initially consult the following documents, where relevant:

- Landscape Character Assessment for West Berkshire
- North Wessex Downs AONB Landscape Character Assessment
- Landscape Sensitivity Studies (2009) for Newbury, Thatcham, Hungerford and West Reading
- Landscape Sensitivity Assessments (2011) for the rural service centres and service villages in the North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- Landscape Capacity Assessments (2014 and 2015) for potential housing sites in the AONB
- Historic Landscape Characterisation and Historic Environment Character Zoning
- Settlement character studies such as Village, Town and Parish Design Statements
- Conservation Area Appraisals
- Adopted Neighbourhood Development Plans.

C.3 In conjunction with any relevant recommendations from the above studies the Council will then apply the following principles in the revision of settlement boundaries:

Principles of inclusion of land uses

C.4 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.

C.5 Where practicable and barring the exceptions set out below, boundaries will usually follow clearly defined features such as walls, hedgerows, watercourses and roads. However some boundaries may follow along the rear of built development in order to prevent inappropriate development, for instance where dwellings have large back gardens.

Boundaries will include:

- The main settlement area i.e. the area of close knit physical character
- Sites allocated through the Local Plan process
- Curtilages which are contained, are visually part of the built up area and are separated from the open or wider countryside
- Recreational or amenity open space which is physically surrounded by the settlement (or adjoined on three sides by the settlement)
- Existing community facilities (such as churches, schools and village halls) which are physically related to the settlement
- Individual plots or other similar scale development opportunities which would provide infill and rounding off opportunities that are physically, functionally and visually related to the existing built up area, taking account of any environmental development constraints.

Draft revised settlement boundary review criteria C

Boundaries will exclude:

- Highly visible areas such as exposed ridges, land forms or open slopes on the edge of settlements
- Open undeveloped parcels of land on the edges of settlements
- Recreational or amenity open space which extends into the countryside or primarily relates to the countryside in form and nature. This includes designated Local Green Space
- Tree belts, woodland areas, hedges and other natural features which help to soften, screen existing development and form a boundary to the settlement
- Areas of isolated development which are physically or visually detached from the settlement and areas of sporadic, dispersed or ribbon development
- Large gardens or other areas, such as orchards, paddocks, allotments, cemeteries and churchyards, which visually relate to the open countryside rather than the settlement
- The extended curtilages of dwellings where future development has the capacity to harm the structure, form and character of the settlement
- Loose knit buildings on the edge of a settlement
- Farm buildings and farmyards on the edge of a settlement
- Horse related development, minerals extraction, landfill, water features, public utilities (sewage treatment plants, substations) on the edge of a settlement
- Important gaps between developed areas in fragmented settlements. Settlement boundaries do not need to be continuous. It may be appropriate, given the nature and form of a settlement, to define two or more separate elements.

Specific issues to be considered on a site by sites basis:

- The wider setting and important views both into and out of the settlement will, where appropriate, be taken into account
- Employment and leisure uses located on the edge of settlements will be considered according to their scale, functionality and physical relationship to the settlement
- Existing commitments for built development where development is underway and built out or substantially built out will be considered according to their scale and physical relationship with the settlement.

D Assessment of the relevance and effectiveness of the adopted policies

Appendix D: Assessment of the relevance and effectiveness of the adopted policies

For ease of reference the draft Strategic Objectives for the Local Plan Review have been used as headings.

This appendix was originally prepared and consulted upon in February 2018. Since then however the Government published a revised National Planning Policy Framework (NPPF) in July 2018 and so we have reviewed our assessment and updated it where necessary to take account of any changes introduced at a national level.

It should be noted that our existing Core Strategy policies provide the current strategic context for development but as part of the Local Plan Review to 2036 (LPR) and in accordance with national policy, we will need to clearly distinguish strategic and non-strategic policies as appropriate.

Please note that changes made since our original assessment in February 2018 are expressed with either the conventional form of ~~strikethrough~~ for deletions and underlining in red for additions of text.

Policy	Recommendation
1. Climate Change	
<p><u>CS16: Flooding</u></p> <p>Outlines that the sequential approach in relation to flooding, in accordance with the NPPF, will be strictly applied across the District. Development within a flood risk area will only be accepted if it is demonstrated that it is appropriate in that location, and that there are no suitable and available alternative sites at a lower flood risk. A flood risk assessment is required for sites in Flood Zone 2 or 3.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>

Assessment of the relevance and effectiveness of the adopted policies D

Policy	Recommendation
2. Housing	
<p>ADPP1 - Spatial Strategy</p> <p>ADPP2 - Newbury</p> <p>ADPP3 - Thatcham</p> <p>ADPP4 - Eastern Area</p> <p>ADPP5 - North Wessex Downs Area of Outstanding Natural Beauty (AONB)</p> <p>ADPP6 - East Kennet Valley</p> <p>The Area Delivery Plan Policies (ADPP) currently set out the spatial strategy for the District. A hierarchy of settlements is identified in Policy ADPP1 with the majority of growth taking place in the urban areas, followed by the Rural Service Centres and the Service Villages.</p> <p><i>(contd.)</i> The District is divided into 4 geographical areas, each with an Area Delivery Plan Policy, which reflect the distinct characteristics of the different parts of West Berkshire.</p>	<p>Consider whether the current spatial strategy for the District is the most appropriate up to 2036. Policies for the delivery of the Spatial Strategy to be developed once the principles have been established.</p>
<p>CS1: Delivering New Homes and Retaining the Housing Stock</p> <p>States that provision will be made for the delivery of at least 10,500 net additional dwellings and associated infrastructure over the period 2006 to 2026 and also sets out the requirements for an update to the SHMA. Notes that the HSA DPD will identify specific sites to accommodate the broad distribution of housing set out in the ADPPs. Greenfield sites will need to be allocated adjoining settlements in all four of the spatial areas to accommodate the required housing. The policy also states that settlement boundaries will be reviewed in the HSA DPD.</p>	<p>Policy approach to the delivery of housing to be updated in the light of the evidence from the Berkshire (including South Bucks) Strategic Housing Market Assessment (2016) (SHMA), any update to the SHMA and any amendment to national policy regarding the assessment of <u>local</u> housing need <u>(LHN)</u>.</p>

D Assessment of the relevance and effectiveness of the adopted policies

Policy	Recommendation
<p>CS2: Newbury Racecourse Strategic Site Allocation</p> <p>Allocation of a mixed use development for up to 1500 dwellings at Newbury Racecourse.</p>	<p>Unless it has been built out, site allocation to be carried forward. No amendments proposed.</p>
<p>CS3: Sandford Strategic Site Allocation</p> <p>Allocation of a mixed use development for up to 2000 dwellings to the south of Newbury.</p>	<p>Site allocation to be carried forward or amendments proposed, depending on progress on the delivery of the site.</p>
<p>CS4: Housing Type and Mix</p> <p>Ensures that there is a wide choice and mix of housing to meet local needs and help secure mixed and balanced communities.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
<p>CS6: Provision of Affordable Housing</p> <p>Sets out the approach to be taken to the proportion of affordable housing to be sought from new development.</p>	<p>Policy approach to the delivery of affordable housing to be updated in the light of the Written Ministerial Statement, the content of the White Paper and any subsequent amendments to national policy revised NPPF and/or local evidence.</p> <p>Starter homes not currently classed as affordable but this may change.</p>
<p>CS7: Gypsies, Travellers and Travelling Showpeople</p> <p>Strategic policy which sets out the Council's approach towards meeting the accommodation needs for Gypsies, Travellers and Travelling Showpeople.</p>	<p>Policy approach to be updated in the light of the change in the definition of a 'Traveller' since the Gypsy and Traveller Accommodation Assessment (GTAA) was completed in 2015.</p>
<p>TS3 Detailed Planning Considerations for Traveller Sites</p> <p>Criteria based policy which sets out detailed requirements for individual sites.</p>	<p>The change will also require a reassessment of the accommodation needs of Travellers.</p>

Assessment of the relevance and effectiveness of the adopted policies D

Policy	Recommendation
HSA1 Land North of Newbury College, Monks Lane, Newbury	<p>Site allocations to be carried forward or amendments proposed, depending on progress on the delivery of the site.</p> <p>Remove any allocations that have been delivered.</p>
HSA2 Land at Bath Road, Speen	
HSA3 Land at Coley Farm, Stoney Lane, Newbury	
HSA4 Land off Greenham Road and New Road, South East Newbury	
HSA5 Land at Lower Way, Thatcham	
HSA6 Land at Poplar Farm, Cold Ash	
HSA7 St. Gabriel's Farm, The Ridge, Cold Ash	
HSA8 Land to the east of Sulham Hill, Tilehurst	
HSA9 Stonehams Farm, Tilehurst	
HSA10 Stonehams Farm, Tilehurst	
HSA11 72 Purley Rise, Purley-on-Thames	
HSA12 Land adjacent to Junction 12 of M4, Bath Road, Calcot	
HSA13 Land adjacent to Bath Road and Dorking Way, Calcot	
HSA14 Land between the A340 and The Green, Theale	
HSA15 Land adjoining Pondhouse Farm, Burghfield Common	
HSA16 Land to the rear of The Hollies, Burghfield Common	
HSA17 Land to the north of the A4, Woolhampton	
HSA18 Land east of Salisbury Road, Hungerford	
HSA19 Land adjoining Lynch Lane, Lambourn	
HSA20 Land at Newbury Road, Lambourn	
HSA21 Land north of Pangbourne Hill, Pangbourne	
HSA22 Land off Stretton Close, Bradfield Southend	
HSA23 Pirbright Institute Site, Compton	

D Assessment of the relevance and effectiveness of the adopted policies

Policy	Recommendation
<p>HSA24 Land off Charlotte Close, Hermitage</p> <p>HSA25 Land to the south of the Old Farmhouse, Hermitage</p> <p>HSA26 Land to the east of Layland's Green, Kintbury</p> <p>TS1 New Stocks Farm, Paices Hill, Aldermaston</p> <p>TS2 Long Copse Farm, Enborne</p> <p>All site allocations in the HSA DPD.</p>	
<p>C1 Location of New Housing in the Countryside</p> <p>Contains a presumption in favour of development and redevelopment within settlement boundaries and a presumption against new development outside of settlement boundaries, subject to a number of exceptions.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. List of settlements to be updated as part of the settlement boundary review.</p>
<p>C2 Rural Housing Exception Policy</p> <p>Permits small scale rural exception housing schemes adjacent to rural settlements to meet an local identified need. The policy also allows for an element of market housing to be provided, where appropriate <u>at the LPA's discretion</u>, to enable the delivery of the scheme in line with paragraph 54 of the NPPF.</p>	<p>Policy approach to the delivery of rural exception housing schemes to be updated, with consideration given to permitting such schemes adjacent to Rural Service Centres, as well as those rural settlements lower down the settlement hierarchy.</p>
<p>C3 Design of Housing in the Countryside</p> <p>Outlines considerations for the design of new housing in the countryside.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider combining with other design related policies.</p>
<p>C4 Conversion of Existing Redundant Buildings in the Countryside to Residential Use</p> <p>Sets out criteria to be applied to proposals for the conversion of existing redundant buildings in the countryside for residential use.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>

Assessment of the relevance and effectiveness of the adopted policies D

Policy	Recommendation
<p>C5 Housing Related to Rural Workers</p> <p>Sets out the approach to new dwellings in the countryside for rural workers.</p>	<p>Policy approach to be updated. Consider providing further clarification for development management purposes.</p>
<p>WBDLP saved policy ENV27 Development on Existing Institutional and Educational sites in the Countryside</p> <p>Applies to a number of institutional and educational sites in the countryside. It is a positive policy to enable development to meet changing needs and operational requirements. These specific instances are not referred to in the NPPF.</p>	
<p>C6 Extension of Existing Dwellings within the Countryside</p> <p>Outlines a presumption in favour of proposals for the extension of existing permanent dwellings in the countryside, subject to meeting the criteria set out within the policy.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
<p>C7 Replacement of Existing Dwellings</p> <p>Sets out the approach to the replacement of existing dwellings in the countryside.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
<p>C8 Extension of Residential Curtilages</p> <p>Sets out the approach to the extension of residential curtilages in the countryside.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
<p>WBDLP saved policy HSG14 Retention of Mobile Home Parks and Appendix 3</p> <p>Protects existing mobile home parks from loss or redevelopment, unless the site is to be redeveloped for affordable housing for an identified need.</p>	<p>Policy approach to be updated. Consider the principles of the policy alongside other housing type and mix policies.</p>

D Assessment of the relevance and effectiveness of the adopted policies

Policy	Recommendation
<p>WBDLP saved policy Policy RL5 Policy on the Kennet and Avon Canal</p> <p>Sets out the approach to boating and mooring development along the Kennet and Avon Canal in order to ensure the canal environment is safeguarded.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
<h3>3. Sustainable and Quality Development</h3>	
<p>WBDLP saved policy ENV29 Development involving Accommodation for Horses</p> <p>Sets out the approach to field shelters and stabling provision in rural areas of the District. This policy focuses on local horse riding activities, and does not cover proposals for the race horse industry.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
<p>WBDLP saved policy OVS5 Environmental Nuisance and Pollution Control</p> <p>Deals, in general terms, with development which gives rise to an unacceptable pollution of the environment.</p>	<p>Policy approach to be updated. Clarify linkages with the Mineral and Waste Local Plan. Consider providing further clarification for development management purposes.</p>
<p>WBDLP saved policy OVS6 Noise Pollution</p> <p>Sets out the approach to ensure noise generated as a result of development is minimised. It also sets out considerations for proposals for noise sensitive developments.</p>	
<p>WBDLP saved policy OVS7 and OVS8 Hazardous Substances (and Appendix 11)</p> <p>Policies OVS7 and OVS8 outline the approach to development and use of land at or near to hazardous installations and for the siting of future hazardous developments. The HSE need to be consulted on every application for 'hazardous substance consent'.</p>	

Assessment of the relevance and effectiveness of the adopted policies D

Policy	Recommendation
<p>CS8: Nuclear Installations - AWE Aldermaston and Burghfield</p> <p>Sets out the parameters for development within the land use planning consultation zones, as identified on the Policies Map. Office for Nuclear Regulation (ONR) to be consulted on proposals within the consultation zones.</p>	<p>Policy approach to be updated in light of the current review of the Detailed Emergency Planning Zones (DEPZ). The principles of the policy anticipated to be carried forward into the Local Plan to 2036.</p>
<p>CS14: Design Principles</p> <p>Strategic policy to guide the design of development across the District. Promotes high quality and sustainable design, which contributes positively to local distinctiveness and sense of place.</p> <p>House Extensions SPG (2004)</p>	<p>Principles of the policy anticipated to be carried forward. Consider combining with other design related policies.</p> <p>Principles of SPG anticipated to be carried forward in the Local Plan to 2036.</p>
<p>CS15: Sustainable Construction and Energy Efficiency</p> <p>Outlines the minimum standards of construction and minimum reductions in CO2 emissions for new residential and non-residential developments over the plan period.</p>	<p>The Government withdrew the Code for Sustainable Homes in 2015 so this can no longer be required through planning conditions for residential developments. The BREEAM standards for non-residential developments remain extant.</p> <p>The policy approach needs to be updated in light of changes in national policy since the adoption of the Core Strategy. Consider combining with other design related policies providing further clarification for development management purposes.</p>
<p>GS1 General Site Policy</p> <p>Sets out criteria with which all allocated sites within the development plan must comply.</p>	<p>Clarification to be provided that policy GS1 applies to existing allocated housing sites. Further clarification to be given as to how this policy relates to any future housing allocations to 2036.</p>

D Assessment of the relevance and effectiveness of the adopted policies

Policy	Recommendation
4. Economy	
<p>CS9: Location and Type of Business Development</p> <p>Sets out the preferred location of B class uses and proposes a sequential approach to the location of office development, directed in the first instance towards town and district centres. It also outlines the role and function of the District's Protected Employment Areas (PEA).</p>	<p>Policy approach to be updated in light of the evidence from the Functional Economic Market Area Assessment (FEMA) and the Economic Development Needs Assessment (EDNA) (2016), any updates to the evidence and any amendment to national policy. A review of the PEAs will also need to be undertaken.</p>
<p>CS10: Rural Economy</p> <p>Strategic policy to support economic growth in rural areas and encourage appropriate farm diversification.</p>	<p>Policy approach to be updated, alongside ENV.16 and ENV.19, and other policies relating to the rural economy.</p>
<p>CS12: Equestrian/Racehorse Industry</p> <p>Strategic policy to support the rural economy, in particular equestrian related activities.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
<p>WBDLP saved policy ENV16 Farm Diversification</p> <p>Sets out the approach to be taken to farm diversification proposals.</p>	<p>Principles of policy anticipated to be carried forward into the Local Plan to 2036. Consider combining with other policies relating to the rural economy.</p>
<p>WBDLP saved policy ENV19 The Re-use and Adaptation of Rural Buildings (in its application to business uses only)</p> <p>Outlines the approach to be taken to proposals seeking the reuse or adaptation of existing buildings in the countryside for business purposes/local employment. The policy only applies to buildings that can be brought back into use without the need for substantial or complete reconstruction.</p> <p>Public Houses SPG (2000)</p>	<p>Principles of policy anticipated to be carried forward into the Local Plan to 2036. Consider combining with other policies relating to the rural economy.</p> <p>Principles of SPG anticipated to be carried forward in the Local Plan to 2036.</p>

Assessment of the relevance and effectiveness of the adopted policies D

Policy	Recommendation
<p>WBDLP saved policy ECON6 Future of the Former Greenham Common Airbase</p> <p>Sets out the approach to be taken towards proposals for industrial, distribution and storage space on the area of land identified as 'Greenham Common Commercial Area' on the Policies Map.</p>	<p>Overall policy approach to this area to be updated. Consideration needs to be given to the role and function of New Greenham Park. The existing planning brief for the area needs to be considered as part of this work.</p>
<p>WBDLP saved policy ECON7 Safeguarding Rail-based Industry at Theale</p> <p>Reserves an area of land solely for industries requiring/needing a rail link and access to the primary road network.</p>	<p>Policy approach to be updated. It is anticipated that this policy will be replaced by policy 8 in the new Minerals and Waste Local Plan for West Berkshire but we will need to consider whether the general economy policies adequately cover non minerals related issues.</p>
<p>5. Town Centres</p>	
<p>CS11: Hierarchy of Centres</p> <p>Strategic policy setting out a hierarchy of centres, supporting the vitality and viability of the District's centres as outlined within the NPPF. The policy sets out that no additional retail floorspace is required over that already committed.</p>	
<p>WBDLP saved policy HSG13 Residential Use of Space above Shops and Offices</p> <p>Promotes the reuse of space over town centre shops/offices for residential uses, where appropriate.</p>	<p>Policy approach to retail to be updated to take account of the latest evidence from the Western Berkshire Retail and Commercial Leisure Assessment 2016 and any further assessments of existing centres.</p> <p>A review of town centre commercial areas, primary shopping frontages/areas and retail warehousing areas to be undertaken.</p>
<p>WBDLP saved policy SHOP1 Non Retail uses in Primary Shopping Frontage</p> <p>Promotes the vitality of centres by restricting the loss of A1 retail uses in areas designated as primary shopping frontages.</p> <p>Shopfronts and Signs SPG (2003)</p>	<p>Principles of SPG anticipated to be carried forward in the Local Plan to 2036.</p>
<p>WBDLP saved policy SHOP3 Retail Areas and Retail Warehousing</p> <p>Sets out the approach to non-food, bulky goods retail warehousing in appropriate locations.</p>	

D Assessment of the relevance and effectiveness of the adopted policies

Policy	Recommendation
<p>WBDLP saved policy SHOP5 The Encouragement of Local Village Shops</p> <p>Encourages the provision and retention of local shops in new and existing residential areas as well as in village settlements, including farm shops in appropriate locations.</p>	
<p>WBDLP saved policy ECON5 Town Centre Commercial Areas</p> <p>Sets out the approach to business development/offices within identified town centre commercial areas.</p>	
6. Culture	
<p>There are currently no existing specific policies covering this topic</p>	<p>Overall policy approach to be considered. Identify whether policies are required to cover specific issues under this strategic objective, such as tourism, or whether these could be combined with other policies.</p>
7. Heritage	
<p>CS17: Biodiversity and Geodiversity</p> <p>Strategic policy to conserve and enhance the District's biodiversity and geodiversity assets.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
<p>CS19: Historic Environment and Landscape Character</p> <p>Strategic policy to ensure the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
8. AONB	
<p>ADPP5: North Wessex Downs Area of Outstanding Natural Beauty (AONB)</p> <p>CS19: Historic Environment and Landscape Character</p>	<p>See comments above relating to policy ADPP5 and policy CS19.</p>

Assessment of the relevance and effectiveness of the adopted policies D

Policy	Recommendation
9. Green Infrastructure and Healthy Living	
<p>CS18: Green Infrastructure</p> <p>Strategic policy to protect and enhance the District's green infrastructure.</p>	<p>Policy approach to green infrastructure to be updated. New policy will need to clarify the definition of green infrastructure and ensure that it reflects the health and environmental benefits of green infrastructure.</p>
<p>WBDLP saved policy RL1 Public Open Space Provision in Residential Development Schemes</p> <p>Sets out the public open space provision from developments of 10 or more dwellings.</p>	<p>Principles of the policies anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes.</p>
<p>WBDLP saved policy Policy RL2 Provision of Public Open Space (methods)</p> <p>Sets out how the provision of public open space arising from development is to be delivered.</p>	
<p>WBDLP saved policy Policy RL3 The Selection of Public Open Space and Recreation Sites</p> <p>Sets out the criteria used to select appropriate public open space and recreation sites, and the nature of that provision.</p>	
<p>WBDLP saved policy Policy RL5A The River Thames</p> <p>Outlines the approach to recreational development on the River Thames.</p>	<p>Policy approach to be updated.</p>
10. Transport	
<p>CS13: Transport</p> <p>Sets out criteria in which proposals that generate a transport impact must be considered against.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036, with updates as required in light of amendments to national policy and/or local evidence. Identify whether new specific policies are needed to cover individual transport matters, such as freight.</p>
<p>WBDLP saved policy TRANS1A Road Schemes</p> <p>Sets out key transport schemes and protects identified land on the Policies Map for such schemes.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. List of transport schemes to be updated.</p>

D Assessment of the relevance and effectiveness of the adopted policies

Policy	Recommendation
<p>WBDLP saved policy TRANS1 Meeting the Transport Needs of New Development and Appendix 5</p> <p>Promotes sustainable transport choices and sets out the maximum level of parking to be provided on new development.</p>	<p>Policy to be removed. Detail of the policy to be covered by other transport related policies.</p>
<p>WBDLP saved policy TRANS3 A34/M4 Junction 13 - Chieveley</p> <p>Limits further development at A34/ M4 Junction 13 to protect the landscape quality of the area.</p>	<p>Policy approach to be updated. Consider combining the principles of the policy with other policies.</p>
<p>P1 Residential Parking for New Development</p> <p>Sets out parking standards for new residential development. It identifies levels of parking provision for four zones across the District to reflect the different levels of accessibility.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider providing further clarification for development management purposes. New policy required to provide parking standards for non-residential uses</p>
<p>11. Infrastructure</p>	
<p>CS5: Infrastructure Requirements and Delivery</p> <p>Ensures that the infrastructure requirements of new development are established and that improvements occur alongside new development.</p>	<p>Principles of the policy anticipated to be carried forward into the Local Plan to 2036. Consider including stronger linkages to the Community Infrastructure Levy (CIL) in the policy.</p>