

West Berkshire Local Plan Review to 2036 Scoping Report (February 2018)

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Summary

West Berkshire Council is reviewing its Local Plan to cover the period up to 2036. The purpose of the reviewed Local Plan will be 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.

The Review will be wide ranging and in summary will involve:

- a review of the existing Core Strategy strategic objectives;
- a review of the existing spatial strategy for the District;
- a review of all of the existing Core Strategy and Housing Site Allocations DPD policies to ensure their continued consistency with national policy;
- the introduction of additional development management policies in response to the review of the saved development management policies not replaced by the Core Strategy or the Housing Site Allocations DPD; and
- the introduction of new policies in response to recent changes in national planning policy and guidance.

It will not be the purpose of the Local Plan Review to change or remove policies that remain in accordance with national policy and support the delivery of sustainable development.

How to comment

In accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 comments are invited on the proposed scope and content of the Local Plan Review to 2036 during the six week consultation period, running from 12th February to 5pm on 26th March 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

and must be received by **5pm on Monday 26th March 2018**.

Please note that all comments will be made available to the public to view and therefore cannot be treated as confidential.

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1 What is the current Local Plan?

1.1 The current West Berkshire Local Plan consists of the following documents:

- [Core Strategy Development Plan Document \(2006 - 2026\)](#) adopted July 2012
- [Housing Site Allocations Development Plan Document](#) adopted May 2017
- [West Berkshire District Local Plan 1991 - 2006 \(Saved Policies 2007\)](#).

1.2 Together these documents set out a vision and a framework for the future development of the District up to 2026, addressing needs and opportunities in relation to housing, the economy, community facilities and infrastructure - as well as a basis for safeguarding the environment, adapting to climate change and securing good design. The Plan is also a critical tool in guiding decisions about individual development proposals, as it is the starting-point for considering whether applications can be approved. It is important that the Council has an up to date plan in place to positively guide development decisions.

1.3 National planning policy sets clear expectations as to how a Local Plan must be developed in order to be justified, effective, consistent with national policy and positively prepared to deliver sustainable development that meets local needs and national priorities.

1.4 The current Local Plan makes clear what is intended to happen in West Berkshire over the life of the plan (up to 2026), where and when this will occur and how it will be delivered. This is done by setting out broad locations and specific allocations of land for different purposes; through designations showing areas where particular opportunities or considerations apply (such as protected habitats); and through criteria-based policies to be taken into account when considering development. A policies map illustrates geographically the application of policies.

1.5 The Local Plan is part of the statutory planning framework for the District and together with the following documents forms an essential part of the overall Development Plan for West Berkshire:

- [Stratfield Mortimer Neighbourhood Development Plan](#) (NDP) adopted June 2017⁽¹⁾
- [Replacement Minerals Local Plan for Berkshire](#) incorporating alterations adopted in December 1997 and May 2001⁽²⁾
- [Waste Local Plan for Berkshire](#) adopted December 1998
- South East Plan - Natural Resource Management Policy 6 - [NRM6 Thames Basin Heaths Special Protection Area](#)⁽³⁾

2 Why are we reviewing the Local Plan?

2.1 There are a number of reasons why we are reviewing the Local Plan:

- To establish a new housing requirement which will look forward to 2036. This will be informed by the outcomes of the [Berkshire \(including South Bucks\) Strategic Housing Market Assessment \(SHMA\) 2016](#), any updates to the SHMA and any amendments to national policy relating to the assessment of housing need. The objective will be to meet assessed need over the Western

1 When adopted, future NDPs will also form part of the Development Plan.

2 We are currently in the process of creating a new Local Plan for minerals and waste planning policy <https://info.westberks.gov.uk/mwlp>

3 In February 2013 the South East Plan was formally abolished except for Policy NRM6 which relates to new residential development close to the Thames Basin Heaths Special Protection Area (SPA).

http://www.legislation.gov.uk/uk/si/2013/427/pdfs/uksi_20130427_en.pdf In West Berkshire a small area in the very south east of the District around Beech Hill falls within the 5km boundary of the Thames Basin Heaths SPA. The 5km boundary has been determined by Natural England as a buffer area to regulate development near the SPA. However, it is possible that certain types of development up to 7km from the boundary of the SPA could have an impact on the SPA.

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Berkshire Housing Market Area as far as is possible, taking into account any constraints to development.

- To complete the assessment of the remaining Saved Policies of the West Berkshire District Local Plan 1991 - 2006 which were originally only intended to be in place until 2012.
- To comply with the requirements of [The Town and Country Planning \(Local Planning\) \(England\) \(Amendment\) Regulations 2017^{\(4\)}](#) to ensure that the Plan remains relevant and effectively addresses the needs of the local community.
- To ensure we meet the policy expectation, set through paragraph 153 of the [National Planning Policy Framework \(NPPF\)](#) and [Planning Practice Guidance](#), (paragraph 008 Reference ID: 12-008-20140306) that authorities should regularly review their plans to respond flexibly to changing circumstances. In addition, paragraph 157 of the NPPF notes that local plans should be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements and be kept up to date.

3 What is the scope of the review?

3.1 The purpose of the Local Plan Review will be 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. The review will be wide-ranging.

3.2 In light of any updated evidence base the scope of the review will therefore involve:

- a review of the existing Core Strategy strategic objectives;
- a review of the existing spatial strategy for the District;
- a review of all the existing Core Strategy and Housing Site Allocations DPD policies to ensure their continued consistency with national policy;
- the introduction of additional development management policies in response to the review of the saved development management policies not replaced by the Core Strategy or the Housing Site Allocations DPD; and
- the introduction of new policies in response to recent changes in national planning policy and guidance.

3.3 It will not be the purpose of the Local Plan Review to change or remove policies that remain in accordance with national policy and support the delivery of sustainable development.

⁴ The Town and Country Planning (Local Planning) (England) (Amendment) Regulations 2017 have introduced a requirement (from 6th April 2018) to review Local Plans at least every 5 years from adoption. To comply with this authorities must, every five years from the adoption of the plan, carry out an assessment of whether it remains relevant and effectively addresses the needs of the local community, or whether policies need updating. Having carried out this assessment authorities must then decide: that one or more policies do need updating, and update their Local Development Scheme to set out the timetable for updating their plan, and then update their plan; or that their policies do not need updating, and publish their reasons for this decision.

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4 Reviewing the strategic objectives

4.1 One of our first tasks is to identify the strategic issues that need to be addressed by the Local Plan over the period to 2036. These will represent the key delivery outcomes that the Local Plan should achieve and it will be critical to the success of the Local Plan that these objectives are realised. The objectives will provide the framework for the more detailed policies and site specific proposals to be contained in the Plan.

4.2 The Council has therefore reviewed the current Core Strategy objectives and building on these has produced a new set of draft strategic objectives. These are set out in Appendix 1.

Do you agree with the draft strategic objectives we have identified in Appendix 1? If not please tell us why and give reasons for your answer.

5 Reviewing the spatial strategy

5.1 The role of the spatial strategy for the District is to achieve an appropriate balance between protection of the District's environmental assets and improving the quality of life for all, ensuring that necessary change and development is sustainable in the interests of future generations. The spatial strategy therefore reflects the existing and future role and function of settlements in West Berkshire.

5.2 The current spatial strategy (to 2026) builds on the existing settlement pattern and is set out in [Core Strategy policy ADPP1](#). As part of the strategy a hierarchy of settlements has been identified:

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

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5.3 In this context, urban development is maximised and a combination of strategic urban extensions and smaller sites for housing have also been identified for development.

5.4 To date, this approach has been the most appropriate for West Berkshire, maintaining a network of sustainable communities and meeting the needs of those communities while protecting and enhancing the environmental assets of the District. Since the principles of this approach remain in accordance with the core planning principles set out in the NPPF, the Council proposes to continue to adopt this approach to 2036. The Local Plan would therefore continue to build on the existing settlement pattern and would continue to use a hierarchy of settlements as the focus for development. As part of our evidence base for the Local Plan Review we intend to re-examine the current role and function of all individual settlements across the District to ensure the settlements identified in each category of the hierarchy remain the most appropriate.

5.5 In terms of delivery, the District is currently divided into four main geographical areas which reflect the distinct characteristics of the different parts of West Berkshire and which use the settlement hierarchy as the focus for development within these areas:

- Newbury and Thatcham
- The Eastern Area - which includes the Eastern Urban Area (Tilehurst, Calcot and Purley on Thames) and Theale
- North Wessex Downs Area of Outstanding Natural Beauty (AONB)
- The East Kennet Valley.

5.6 To date, this approach has been the most appropriate for West Berkshire because the different geographical areas reflect the distinct characteristics of the different parts of the District. As part of the Local Plan Review we propose to re-examine whether this continues to remain the most appropriate way to deliver the spatial strategy to 2036.

5.7 As part of our review of the spatial strategy for the District we also need to consider any strategic issues and opportunities that have arisen since the current spatial strategy was adopted. The Council has a Duty to Cooperate⁽⁵⁾ and so has 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. In December 2016 we produced the non-statutory [West of Berkshire Spatial Planning Framework](#) together. This is merely a statement of intent with the opportunities identified in the document to be explored and tested through the Local Plan processes of all the individual local authorities.

5.8 The Framework highlights potential cross boundary joint working opportunities and identifies in very broad terms areas where there appear to be strategic opportunities which are worthy of further exploration. One of these is Grazeley, to the south of Reading, which has the potential to deliver a major housing and mixed use development (approximately 10,000 homes in Wokingham and 5,000 in West Berkshire). The broad area has a number of strategic constraints and issues which would need to be addressed, managed or overcome in order for development to take place, in particular its proximity to Atomic Weapons Establishment (AWE) Burghfield. We understand that a strategic development of this scale and nature would not conform to our current spatial strategy but the Council has a statutory duty to examine such potential opportunities at this early stage of the plan making

⁵ The Duty to Cooperate (DtC) is a requirement of the [Localism Act 2011](#). Its aim is to ensure that local planning authorities engage constructively, actively and on an ongoing basis, so that strategic, cross boundary matters are dealt with effectively in individual Local Plans.

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process. The potential for a strategic opportunity for development in this area will therefore need to be considered further as part of the review of the Local Plan. In cooperation with Wokingham Borough Council we currently anticipate being able to consult further on this issue in the Summer of 2018.

Do you think our existing spatial strategy (as set out in the Core Strategy) is still the most appropriate for development to 2036? If not please tell us why and give reasons for your answer.

Do you agree that dividing the District into different geographical areas is still the most appropriate way to deliver the spatial strategy?

Do you think there is a realistic opportunity for a large scale development to the south of Reading which could have the potential to be incorporated into the overall spatial strategy for the District? Please give reasons for your answer.

6 Reviewing the policies

6.1 The Council has 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 has also been given to the identification and inclusion of additional policy areas where appropriate. Recommendations have been made for the way forward and these are set out in Appendix 2.

Do you agree with our assessment of existing planning policies? Please give reasons for your answer. What do you think works well at the moment and what do you think we could do better?

Are there any other policy issues that you think should be considered as part of the review of the Local Plan? If so, what are they and tell us why you think they should be included.

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7 Your feedback

7.1 We would welcome your feedback.

- Do you agree with the proposed scope of the review of the Local Plan? If not please tell us why and give reasons for your answer.
- Do you agree with the draft strategic objectives we have identified in Appendix 1? If not please tell us why and give reasons for your answer.
- Do you think our existing spatial strategy (as set out in the Core Strategy) is the most appropriate for development to 2036? If not please tell us why and give reasons for your answer.
- Do you agree that dividing the District into different geographical areas is still the most appropriate way to deliver the spatial strategy?
- Do you think there is a realistic opportunity for a large scale development to the south of Reading which could have the potential to be incorporated into the overall spatial strategy for the District? Please give reasons for your answer.
- Do you agree with our assessment of existing planning policies? Please give reasons for your answer. What do you think works well at the moment and what do you think we could do better?
- Are there any other policy issues that you think should be considered as part of the review of the Local Plan? If so, what are they and tell us why you think they should be included.

7.2 Comments on the proposed scope and content of the review of the Local Plan should be submitted during the six week consultation period, running from 12th February to 5pm on 26th March 2018. Comments 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

and must be received by **5pm on Monday 26th March 2018**.

7.3 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.

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8 Timetable and next steps

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

8.2 Details in terms of the timetable for the production of the Local Plan Review are set out in our [Local Development Scheme \(LDS\)](#) and also in the table below.

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

Planning Policy Team

West Berkshire Council, Development and Planning, Market Street, Newbury, RG14 5LD

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Appendix 1: West Berkshire Local Plan Review to 2036 Draft Strategic Objectives

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. To provide a mix of house sizes, types and tenures, through a variety of delivery methods and respond to the changing demographic and health profile of 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 other partners, to develop and promote the cultural distinctiveness and heritage of the area to ensure it makes a positive contribution to the 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. Green Infrastructure and Healthy Living

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

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9. Transport

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

10. 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.

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Appendix 2: Assessment of 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

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

Policy	Recommendation
1. Climate Change	
<p>CS16: Flooding</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>
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>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>

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Policy	Recommendation
<p>(contd.) 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>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 housing need.</p>
<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 and/or local evidence.</p> <p>Starter homes not currently classed as affordable but this may change.</p>

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Policy	Recommendation
<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. The change will also require a reassessment of the accommodation needs of Travellers.</p>
<p>TS3 Detailed Planning Considerations for Traveller Sites</p> <p>Criteria based policy which sets out detailed requirements for individual sites.</p>	
<p>HSA1 Land North of Newbury College, Monks Lane, Newbury</p> <p>HSA2 Land at Bath Road, Speen</p> <p>HSA3 Land at Coley Farm, Stoney Lane, Newbury</p> <p>HSA4 Land off Greenham Road and New Road, South East Newbury</p> <p>HSA5 Land at Lower Way, Thatcham</p> <p>HSA6 Land at Poplar Farm, Cold Ash</p> <p>HSA7 St. Gabriel's Farm, The Ridge, Cold Ash</p> <p>HSA8 Land to the east of Sulham Hill, Tilehurst</p> <p>HSA9 Stonehams Farm, Tilehurst</p> <p>HSA10 Stonehams Farm, Tilehurst</p> <p>HSA11 72 Purley Rise, Purley-on-Thames</p> <p>HSA12 Land adjacent to Junction 12 of M4, Bath Road, Calcot</p> <p>HSA13 Land adjacent to Bath Road and Dorking Way, Calcot</p> <p>HSA14 Land between the A340 and The Green, Theale</p> <p>HSA15 Land adjoining Pondhouse Farm, Burghfield Common</p>	<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>

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Policy	Recommendation
<p>HSA16 Land to the rear of The Hollies, Burghfield Common</p> <p>HSA17 Land to the north of the A4, Woolhampton</p> <p>HSA18 Land east of Salisbury Road, Hungerford</p> <p>HSA19 Land adjoining Lynch Lane, Lambourn</p> <p>HSA20 Land at Newbury Road, Lambourn</p> <p>HSA21 Land north of Pangbourne Hill, Pangbourne</p> <p>HSA22 Land off Stretton Close, Bradfield Southend</p> <p>HSA23 Pirbright Institute Site, Compton</p> <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, 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>

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Policy	Recommendation
<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>
<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>

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Policy	Recommendation
<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>
<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>
3. Sustainable and Quality Development	
<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</p>	

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Policy	Recommendation
hazardous developments. The HSE need to be consulted on every application for 'hazardous substance consent'.	
<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>

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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>

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<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/need 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/secondary shopping frontages 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>	

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<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. 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>

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<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>
<p>9. Transport</p>	
<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>
<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>

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<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>10. 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>

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