

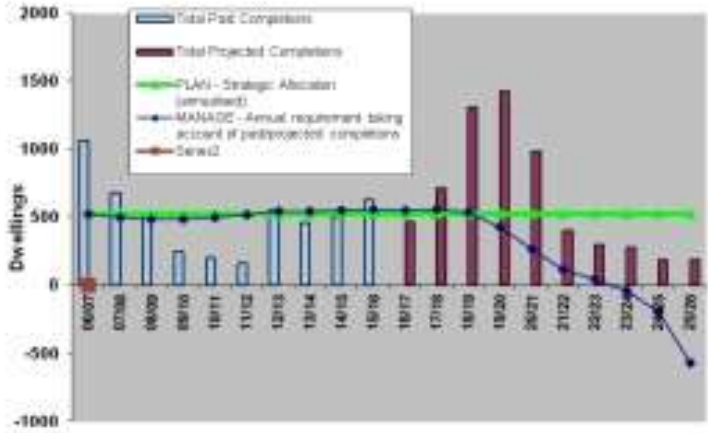
Appendix – Main Modifications

The modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission plan, and do not take account of the deletion or addition of text.

Ref	Page	Policy/ Paragraph	Main Modification
MM1	4	1.1 to 1.9	<p><i>Add date covered by plan (2006 – 2026) in the title</i></p> <p><i>Amend Background section as follows:</i></p> <p>....It has been prepared following the adoption of the West Berkshire Core Strategy in July 2012 which sets out the overall planning framework for the site specific proposals and policies to be contained in other documents. 1.3 The Core Strategy allocates strategic development sites in Newbury</p> <p>Approach to housing numbers</p> <p><u>This DPD does not reassess the housing requirement set out in the Core Strategy. This set out a housing requirement for the District of 'at least' 10,500 net additional dwellings from 2006 to 2026</u></p> <p>..... This has <u>identified given</u> an objectively assessed need figure of 665 dwellings per annum <u>over the period 2013-2036</u>. This does not translate directly into a housing requirement for the District due to the need to take into account factors such as environmental constraints and the Duty to Cooperate. <u>The SHMA, and what the future requirement should be, will be considered as part of the preparation of the new Local Plan. This will allocate additional development and will look longer term to 2036, as well as dealing with other policy issues. 1000 homes are already committed post 2026 as part of the long term Sandleford Park allocation.</u></p> <p><u>The Housing Site Allocation DPD implements first phase of the remainder of the future housing requirement identified in the Core Strategy is being met through the preparation of the Housing Site Allocations DPD which will allocate the remainder of the 'at least' 10,500 housing figure from the Core Strategy, with additional flexibility around these numbers. The sites allocated by this DPD will help boost the supply of housing land significantly in the short to medium term. Appendix 1 demonstrates how the housing requirement in the Core Strategy can be met.</u></p> <p>Once the DPD has been adopted, the second phase of the future housing requirement will be met through the preparation of a new Local Plan which will allocate additional development and look longer term to 2036, as well as dealing with other policy issues. 1000 homes are</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>already committed post 2026 as part of the long term Sandleford Park allocation.</p> <p>The Council reports on the progress that is made on the provision of housing in its Annual Monitoring Report (AMR) which is available on the Council's website. approach to the housing numbers is set out in more detail in a background paper that accompanies the DPDADD.</p> <p><i>Following Section 1.9 add section on the Policies Map as follows:</i></p> <p>Policies Map The Plan should be read in conjunction with the Policies Map, which shows all policy boundaries and the areas to which the policies apply.</p> <p>Appendix 1 Amend the text as follows: Housing Land Supply Position at March 2015-2016 Housing Land Supply Position at March 2015-2016</p> <p><i>Amend table as follows:</i> Net completions April 2006 - March 2015-2016 4,387 <u>5,012</u> Planning permissions+1,000 units allocated at Sandleford Park 3,982 <u>3,920</u> Identified sites including those identified through prior approval process 449 <u>422</u> Windfall allowance (to 2026 in AONB and to 20/21 in remainder of District) 564 <u>284</u> Proposed allocations 1,575 1,605 <u>1,640</u> - <u>1,720</u> TOTAL 10,957 10,987 <u>11,278</u> - <u>11,358</u></p> <p>The trajectory demonstrates how the housing requirement set out in the Core Strategy can be met. It shows how the sites identified in the Housing Site Allocations DPD would assist in delivering the housing to meet the Core Strategy requirement, and contribute to the housing needs of the District in the short to medium term. and to meet the early part of the objectively assessed need (OAN) assessed in the 2015 Berkshire SHMA. The trajectory is indicative in that additional work on phasing will be carried out as part of the update of the Five Year Housing Land Supply. The trajectory and is also a snapshot in time. It, and represents the position at the date that the DPD was examined. The trajectory is updated annually as part of the annual monitoring process and reported in the Annual Monitoring Report (AMR)...</p> <p>Summary of Allocated Residential Sites <i>Amend table as follows:</i> NEW047(B) Land off Greenham Road and New Road HSA4 30 (later in plan period) EUA025 Land adjacent to junction 12 of M4, Bath Road, Calcot... HSA12 100 <u>150</u> (later in plan period) THE003 North Lakeside, Theale HSA1415</p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p>THE009 Field between A340 and The Green, Theale HSA15 70 <u>100</u></p> <p>The figures in the trajectory have included a 10% discount for those sites with planning permission or identified through the prior approval process, where development had not commenced at March 2015<u>2016</u>. The windfall allowance is applied up to 2020/21 for the whole District and only in the AONB in the last years of the plan period. The trajectory shows that the Core Strategy target is met over the plan period and that the DPD allocations will help meet the OAN up to 2022/23. There is flexibility in these numbers: there will be additional windfall and further identified sites which will enter the supply and the re-drawing of settlement boundaries will enable some additional smaller sites to come forward for development. The Council will be preparing the new Local Plan, with a new housing requirement, following work with our neighbouring authorities on how best to meet the objectively assessed needs identified in the SHMA <u>taking account of the planning constraints that apply.</u> This new Local Plan <u>will cover the period up to 2036 and will need to consider allocating new sites and to look again at the proposed housing distribution. and allocate new sites which will deliver in the later stages of the current plan period.</u></p> <p><i>Delete existing Housing Site Allocations Indicative Trajectory 2006-2026 table on page 110 and replace with the trajectory contained in Annex A (the final page) of the Housing Site Allocations DPD Schedule of Proposed Main Modifications (December 2016)</i></p> <p><i>Delete both existing charts on page 111 and replace with the following chart:</i></p> 
MM2	8	Section 1.6 Settlement boundary	<p><i>Amend Para 1.36 as follows:</i> Criteria for reviewing the settlement boundaries formed part of the preferred options consultation and have been</p>

Ref	Page	Policy/ Paragraph	Main Modification
		reviews	updated as a result of the consultation. This DPD has only reviewed the settlement boundaries for those settlements within the settlement hierarchy set out in the Core Strategy. These boundaries and All other settlement boundaries, including those below the settlement hierarchy, will be reviewed through the Local Plan. The settlement boundaries around the settlements within the settlement hierarchy These The settlement boundaries have been re-drawn...
MM3	8	Before section on settlement boundary reviews	<p><i>Add section on Neighbourhood Plans as follows:</i></p> <p><u>Neighbourhood Plans</u></p> <p><u>The Council will support communities wishing to develop a Neighbourhood Plan. Any Neighbourhood Plans coming forward following the adoption of this DPD will help to boost the supply of housing across the district, adding additional flexibility. Any future allocations and housing requirements for Neighbourhood Plans to deliver will be considered as part of the new Local Plan.</u></p>
MM4 (as amended by PMC37)	-	-	<i>MM4 no longer required</i>
MM5	14	HSA2	<i>Amend developable area as follows: ... approximately 3.5 <u>4.8</u> hectares.....</i>
MM6	14	HSA2	<p><i>Amend the second sentence of the second bullet point of the policy and add a third sentence as follows: ...The final choice/s will be informed by a Landscape and Visual Impact Assessment (LVIA) for the site which. This will consider the development, design and layout. <u>including a full consideration of the heritage setting of the site.</u></i></p> <p><i>Amend bullet point 4 as follows: Informed by an archaeological desk based assessment as a minimum and field evaluation if required to assess the historic environment potential of the site</i></p> <p><i>Amend penultimate bullet point as follows: Development will protect and enhance the local distinctive character <u>the special architectural and historic interest of the Speen Conservation Area.</u></i></p> <p><i>Update indicative site plan to reflect further landscape work and access point</i></p> <p><i>Amend legend as follows: Potential Access <u>Access</u> Tree/Hedge Planting Required Landscape Buffer <u>(in accordance with LCA)</u></i></p>

West Berkshire Housing Site Allocations DPD

Ref	Page	Policy/ Paragraph	Main Modification
MM7	16	HSA3	<i>Amend developable area as follows:</i> ... approximately 2.5 <u>3.3</u> hectares.....
MM8	16	HSA3	<i>Add new bullet point as follows:</i> <ul style="list-style-type: none"> • <u>The following landscape mitigation is required soften the edge and help integrate the site into the landscape:</u> <ul style="list-style-type: none"> ○ <u>Retention of vegetation along Stoney Lane, except at the access point</u> ○ <u>Development will be set back from Stoney Lane and a wide landscape buffer provided.</u> ○ <u>Development will be set back from the northern boundary and a woodland belt provided</u> <p><i>Update indicative site plan to show a landscape buffer</i></p>
MM9	18	HSA4	<i>Amend developable area as follows:</i> ... 8.5 approximately <u>7.7</u> hectares.....
MM10	21	HSA5	<i>Amend relevant bullet point as follows:</i> Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected <u>habitats and</u> species are not adversely affected. <i>Add additional bullet point as follows:</i> <u>Development on the site will connect to the mains sewerage system and an integrated water supply and drainage strategy will would be required for this site.</u>
MM11	22	HSA6	<i>Amend the sixth point of policy HSA6 as follows:</i> A heritage impact assessment will be required to assess the impact of development on the Grade II listed Poplar Farmhouse and its setting <u>and to inform development on the site. Development will be required to ensure the conservation and enhancement of the Farmhouse and its setting.</u> <i>Update indicative site plan in relation to listed building</i> <i>Amend legend as follows:</i> Required Landscape Buffer (in accordance with LCA)
MM12	23	HSA6	<i>Amend developable area as follows:</i> ... approximately 0.7 <u>1.1</u> hectares.....
MM13 (as amended by PMC40)	25	HSA7	<i>Amend the fifth bullet point of policy HSA 7 as follows:</i> Where possible, <u>To facilitate</u> the future provision of a <u>a</u> footways to link <u>from</u> the site with existing footways fronting St Finian's School.
MM14	28 & 29	HSA8	<i>Amend 2nd bullet point as follows:</i> The site will be accessed from <u>either</u> Clements Mead <u>or</u>

West Berkshire Housing Site Allocations DPD

Ref	Page	Policy/ Paragraph	Main Modification
			<p>Sulham Hill, with the final access being determined by the <u>LVIA</u>, in order to preserve the semi-rural character of Sulham Hill.</p> <p><i>Consequent amendments to indicative site plan and legend</i></p>
MM15	28	HSA8	<p><i>Amend developable area as follows:</i> This site is 1.4 hectares with <u>has</u> a developable area of approximately ± 1.2 hectares and will deliver in accordance with the following parameters:</p>
MM16	30	2.26	<p><i>Amend developable area of both sites as follows:</i> ... EUA003 (0.8 <u>approximately 0.7</u> hectares) and EUA008 (3.2 hectares with a developable area of 2.2 <u>approximately 2.5</u>)</p>
MM17	34	HSA11	<p><i>Amend developable area as follows:</i> ... approximately 1.2 <u>1</u> hectares.....</p>
MM18	36	HSA12	<p><i>Amend the beginning of the policy, the first bullet point and the seventh bullet point (sub-bullet 2) as follows:</i> The site has a developable area of 1.7 <u>approximately 4</u> hectares and will be delivered in accordance with the following parameters: The provision of approximately 100 <u>between 150 and 200</u> dwellings... The scheme will comprise a development design and layout that will:</p> <p>Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi-continuous development frontage would act as a buffer to protect the rear gardens. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants. <i>Update indicative site plan to show revised developable area.</i> <i>Consequent amendments to settlement boundary map in Appendix 6.</i></p>
MM19	38	HSA13	<p><i>Amend policy bullet point 6.2 as follows:</i> Front onto the A4 Bath Road to deal with potential noise pollution issues. A semi-continuous development frontage would act as a buffer to protect the rear gardens. Be based upon good acoustic design, to ensure a good standard of amenity for the occupants.</p>
MM20	38	HSA13	<p><i>Amend developable area as follows:</i> ... of just under a <u>approximately 1</u> hectare.....</p>
MM21	40 & 41, 107,1 08 & 110, 141	Policy HSA 14 Appendix 1 and Appendix 6	<p><i>Delete policy, indicative site plan and delivery and monitoring section from DPD</i> <i>Removal of site and figures in relevant text and tables in Appendix 1</i> <i>Removal of site from Theale map in Appendix 6</i> <i>Amend paragraph 2.28 as follows:</i></p>

West Berkshire Housing Site Allocations DPD

Ref	Page	Policy/ Paragraph	Main Modification
			The settlement boundary of Theale has been redrawn around the developable area of the site being allocated, and around the whole committed south Lakeside site. <u>The southern portion of the site already has an extant planning permission for residential development and inclusion of the whole site would help to enable a comprehensive scheme which takes account of the nature and character of the area.</u> No other changes have been made. This is shown on the Policies Map and a map of Theale can be found in Appendix 6.
MM22	42	HSA15	<i>Amend policy as follows:</i> The site has a developable area of 2.3 <u>3.4</u> ha hectares... Provision of approximately 70 <u>100</u> dwellings... <i>Update indicative site plan to show the revised developable area and to reflect removal of site ref THE003.</i> <i>Amend legend as follows:</i> Tree/Hedge Planting Required Landscape Buffer (<u>in accordance with LCA</u>) <i>Consequent amendments to settlement boundary map of Theale in Appendix 6</i>
MM23	45	HSA16	<i>Amend developable area as follows:</i> ... approximately 3.5 <u>4.8</u> hectares.....
MM24	47	HSA17	<i>Amend developable area as follows:</i> ... approximately 2 <u>2.7</u> hectares.....
MM25	50	HSA18	<i>Amend developable area as follows:</i> ... approximately 1 <u>1.2</u> hectares..... <i>Amend the indicative site plan as follows:</i> <i>Extend the developable area in the north western part of the site to include land behind 13 Orchard Close</i> <i>Extend the site boundary in the north to include the area required in the policy to be kept as open space/biodiversity corridor.</i> <i>Consequent amendment to legend as follows:</i> <u>Required Open Space/Biodiversity Corridor</u> <i>Consequent amendments to settlement boundary map in Appendix 6.</i>
MM26	53	HSA19	<i>Amend developable area as follows:</i> ... approximately 5 <u>5.7</u> hectares.....
MM27	53	HSA19	<i>Add bullet point to policy as follows:</i> <u>Provision of permanent allotments in association with the development of the site will be explored.</u>
MM28	55	HSA 20 and indicative site plan	<i>Amend 2nd bullet point as follows:</i> To ensure effective integration with existing residential areas the development will be accessed via Lynch Lane ₁₇ with additional access points to be delivered via The Park

Ref	Page	Policy/ Paragraph	Main Modification
			<p>and/or Essex Place. To enhance permeability through the site <u>pedestrian and cycle links will be provided to enable connection with existing housing and the land to the north west of the site.</u> it is preferred to have more than one access serving the development In addition, connections for pedestrians to link the existing housing with the development will be provided.</p> <p><i>Consequent amendments to indicative site plan as follows:</i> Remove all orange 'potential access' arrows Add red 'access' arrow from Lynch Lane Add two new pedestrian/cycle links to the north west Amend legend as follows: Required Landscape Buffer (<u>in accordance with LSA</u>)</p>
MM29	55	HSA20	<p><i>Amend 5th and 6th bullet points as follows:</i> Development will need to ensure the retention of existing riverside vegetation and the provision of a significant buffer/stand-off between the woodland and adjacent River Lambourn SSSI/SAC and any development. In light of an <u>initial</u> Phase 1 Habitat Survey it is considered that no development shall take place within 15m of the outer edge of Flood Zone 2, allowing a minimum buffer/stand-off from the SSSI/SAC of 38m (max. 88m). Development will be informed by an <u>further</u> Extended Phase 1 Habitat Survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected <u>habitats and</u> species are not adversely affected.</p> <p><i>Amend 10th bullet point as follows:</i> <u>Development on the site will connect to the mains sewerage system.</u> Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated water supply and drainage strategy <u>will be required.</u> particularly useful for this site</p>
MM30	55	HSA20	<p><i>Amend developable area as follows:</i> ... approximately <u>3 4.5</u> hectares.....</p>
MM31	57	HSA21 and HRA pages 14 and 15	<p><i>Amend 7th bullet point as follows:</i> <u>Development on the site will connect to the mains sewerage system.</u> Infiltration from groundwater into the network has been identified as a strategic issue within Lambourn; therefore an integrated water supply and drainage strategy <u>will be required for this site.</u> Would be particularly useful for this site</p> <p><i>Add another bullet point as follows:</i> <u>Development will be informed by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented to ensure any protected habitats and species are not adversely</u></p>

West Berkshire Housing Site Allocations DPD

Ref	Page	Policy/ Paragraph	Main Modification
			<u>affected.</u>
MM32	57	HSA21	<i>Amend developable area as follows: ... approximately 0.6 <u>0.8</u> hectares.....</i>
MM33	60	Indicative site plan for Policy HSA 22	<i>Amend indicative site plan as follows: Remove sub-station from developable area. Replace tree/hedge planting along Pangbourne Hill with narrow landscape buffer and extend across the front of the electricity sub-station Move potential access arrow to west of the electricity sub-station and confirm it will be the access to the site Extend the site boundary to the north of the sub-station in order to accommodate the main road to the site and widen the landscape buffer accordingly. Consequent amendment to legend as follows: Tree and Hedge Planting Required Landscape Buffer (<u>in accordance with LSA</u>) Consequent amendments to settlement boundary map in Appendix 6.</i>
MM34	59	HSA22	<i>Amend developable area as follows: ... approximately 2.4 <u>2.24</u> hectares.....</i>
MM35	61	HSA23	<i>Amend developable area as follows: ... 0.58 approximately <u>0.6</u> hectares..... Amend the indicative site plan as follows: Remove the protected trees in the eastern part of the site from the developable area Amend legend as follows: Required Landscape Buffer (<u>in accordance with LCA</u>)</i>
MM36	61	HSA23	<i>Add new bullet point: <u>An arboricultural survey will be required to inform the delivery of the site as there are protected trees present.</u></i>
MM37	63	2.54	<i>Delete final bullet point: Boundary altered to south of Chieveley at Green Lane to follow curtilage of dwellings. Includes sites CHI017 and CHI001 Consequent amendments to settlement boundary map.</i>
MM38	65	HSA24	<i>Add a final sentence to the final bullet point of the policy as follows:<u>It will also explain how the special architectural and historic interest of the Compton Conservation Area and its setting has been taken into account.</u></i>
MM39	64	HSA24	<i>Amend developable area as follows: ... approximately 7 <u>9.1</u> hectares.....</i>
MM40	67	HSA25	<i>Amend developable area as follows:</i>

Ref	Page	Policy/ Paragraph	Main Modification
			... approximately 0.8 <u>1.1</u> hectares.....
MM41	67-68	HSA25	<p><i>Amend second bullet point as follows:</i> The site will be accessed via Station Road and <u>Charlotte Close</u> with the provision of linkages through the site to HER004 (Land to the south east of the Old Farmhouse).</p> <p><i>Consequent amendment to the indicative site plan to add a second access arrow at Charlotte Close.</i></p> <p><i>Amend legend as follows:</i> Required Landscape Buffer (<u>in accordance with LCA</u>)</p>
MM42	67	HSA25	<p><i>Delete sub-bullet 4 of bullet point 5:</i> It is expected that the site is developed comprehensively together with HER004 (Land to the south east of The Old Farmhouse) to ensure an integrated development. Both sites should ensure consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two</p>
MM43	69	HSA26	<p><i>Amend developable area as follows:</i> ... approximately 0.5 <u>0.6</u> hectares.....</p>
MM44	69	HSA26	<p><i>Delete sub bullet 3 of bullet point 2:</i> It is expected that the site is developed comprehensively together with HER001 (Land off Charlotte Close) to ensure an integrated development. Both sites should ensure consistency of design and the provision of vehicular, pedestrian and cycle linkages between the two.</p> <p><i>Amend bullet point 4 as follows:</i> <u>The site will be accessed via Lipscombe Close with the provision of linkages through the site to HER001 (Land off Charlotte Close).</u> Access can <u>also</u> be provided off Station Road if the site is developed in conjunction with HER001. An additional access to the site can be obtained via Lipscombe Close, with the provision of linkages through the site to HER001 (Land off Charlotte Close).</p> <p><i>Amend indicative site plan:</i> <i>Extend the south eastern boundary of the site slightly southwards to show the developable area of the site includes the access to Lipscombe Close with the landscape buffer widened to the south.</i></p> <p><i>Amend legend as follows:</i> Required Landscape Buffer (<u>in accordance with LCA</u>) <i>Consequent amendments to settlement boundary map in Appendix 6.</i></p>
MM45	69	HSA26	<p><i>Amend bullet point 6:</i> An extended phase 1 habitat survey will be required together with further detailed surveys arising from that as necessary. <u>A Great Crested Newt Survey will also be required to cover all ponds within the vicinity of the site.</u> <u>The final developable area will be dependent upon the extent of any</u> Appropriate avoidance and mitigation</p>

West Berkshire Housing Site Allocations DPD

Ref	Page	Policy/ Paragraph	Main Modification
			measures will need <u>required</u> to be implemented, to ensure any protected species are <u>will not be</u> adversely affected.
MM46	70	2.57	<i>Add additional bullet point:</i> <u>Boundary altered to include the properties at Hermitage Green</u>
MM47	79	TS 3 Para 1.42 Para 3.9	<i>Delete policy, supporting text and indicative site plan.</i> <i>Update subsequent policy numbers.</i> <i>Remove paragraph 1.42 as follows:</i> Further work is underway to see if the Clappers Farm site that was included as a preferred option has potential to accommodate the needs for Gypsies and Travellers in the longer term. It has therefore been allocated as an area of search. <i>Amend paragraph 3.9 as follows:</i> Clappers Farm Area of Search (GTTS6)
MM48	85	C1	<i>Include the following settlements in the table:</i> <u>Burghfield, Curridge, Donnington, Eddington, Upper Bucklebury, Wickham.</u>
MM49	84-85	C1 and para 4.9	<i>Amend 3rd sentence of policy as follows:</i> Exceptions to this are limited to rural exception housing schemes, conversion of redundant buildings, housing to accommodate rural workers, and extension to or replacement of existing residential units <u>and limited infill in settlements in the countryside with no defined settlement boundary.</u> <i>Remove the first sentence of para 4.9 as follows:</i> In the wider countryside, residential development will be restricted to the provision of rural workers accommodation, or the conversion or replacement of an existing dwelling.
MM50	93-94	New para after 4.37 And para 4.42	<i>Include after existing paragraph 4.37:</i> <u>There are a number of existing educational and institutional establishments within the rural area of West Berkshire. Policy C5 does not apply to these uses. The policy provisions for new development associated with these establishments are set out in saved policy ENV.27 of the West Berkshire District Local Plan.</u> <i>Subsequent paragraphs need re-numbering.</i> <i>Amend first sentence of paragraph 4.42 as follows:</i> Many people work in rural areas in offices, schools, workshops.....
MM51	93	C5	<i>Reword criterion vii as follows:</i> No dwelling serving or elose associated with the rural enterprise has recently been <u>either</u> sold or changed <u>converted</u> from a residential use or otherwise separated from the holding within the last 10 years. <u>The act of severance may override the evidence of need.</u> of the application for a new dwelling or converted from a

West Berkshire Housing Site Allocations DPD

Ref	Page	Policy/ Paragraph	Main Modification
			residential use.
MM52	100	P1	<p><i>Amend table as follows:</i> Merge columns for 1 and 2 bed flats in EUA zones, so 1 & 2 bed flats require 1.5 spaces. Change the requirement for 2 bed flats in zone 1 to 1 space per dwellings in line with 2 bed houses in this zone. Amend column heading to read -Flats (+1 additional space per 5 flats for visitors)</p>
MM53	121	Appendix 4: Glossary	<p><i>Inclusion of a definition of a 'developable area':</i> <u>The site area in the policy relates to the developable, or gross area, shown in blue on the accompanying indicative site plan.</u> <u>For some sites, the developable area shown on the plan is smaller than the site area shown by the red line. This is to take account of physical or landscape issues which limit development of the whole site. Areas of land unsuitable for development, such as wooded areas, flood zones or those areas deemed unacceptable for development in landscape terms have been excluded from the developable area.</u> <u>For the purposes of calculating the approximate number of dwellings an adjustment has been made to allow for any landscape buffers, main access roads, open space and any other infrastructure or community provision. Densities have then been applied to the "net" area. No adjustment has been made for small sites of under 0.4 hectares. For sites of greater than 0.4 hectares but less than 2 hectares it has been assumed that the net area is 80% of the gross area and for sites of over 2 hectares, 70%. For most sites an average density of 30 dwellings per hectare has been assumed, with a lower density of 20 dwellings per hectare in the AONB.</u> <u>In some cases, where LCA/LSA has specified the need for a landscape buffer, the net area has been taken to be the same as the gross or developable area. Where this is the case the detailed requirements for the open space/landscape buffer are set out in the site policy.</u> <u>The net area achieved will depend on the detailed design work carried out in preparation for a planning application and will be influenced by the topography and specific site characteristics. Final densities will depend on the housing type and mix. Approximate numbers are therefore given in the site policies to enable some flexibility at the more detailed design stage.</u></p>
MM54 (as amended by PMC46)	124 26, 31, 33, 35, 54, 58,	Appendix 4: Glossary Indicative site plans for HSA7, HSA9, HSA10,	<p><i>Inclusion of a definition of a 'landscape buffer':</i> <u>The area shown as a landscape buffer on the indicative site plan which accompanies each site policy should be regarded as an area where all built development is excluded. The size of each of the buffers has been assessed as appropriate for that particular location in order to mitigate the impact of new development. Landscape</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
	66	HSA11, HSA19, HSA21, HSA24	<p><u>buffers are designed to meet a number of purposes which will vary from site to site. Further details are set out in the relevant Landscape Sensitivity/Capacity Assessments (LSA/LCA) but in general these are to:</u></p> <ul style="list-style-type: none"> • <u>Integrate the development into the surrounding landscape pattern</u> • <u>Protect existing landscape features and sensitive landscapes such as the AONB or built environments such as Conservation Areas</u> • <u>Contain the development or limit it to a certain area (such as below a particular contour) or relate it to the existing settlement pattern</u> • <u>Respond to the local open space pattern</u> • <u>Screen the housing to limit visual intrusion or soften the urban edge</u> • <u>Provide new landscape features to enhance the local landscape as a landscape benefit of the development</u> • <u>Protect the landscape character of gateways to the settlement</u> • <u>Act as an acoustic buffer</u> • <u>Conserve and enhance biodiversity</u> <p><u>Where appropriate, the following features are considered suitable in a landscape buffer:</u></p> <ul style="list-style-type: none"> • <u>Woodland</u> • <u>Tree belts and tree groups</u> • <u>Hedgerows and hedgerow trees</u> • <u>Grassland and meadow</u> • <u>Wetland and SuDS</u> • <u>Informal open space with footpaths, picnic areas</u> • <u>Agricultural use, particularly pasture</u> • <u>Orchards and foraging area</u> • <u>Village greens</u> <p><u>The following would not normally be included in order to avoid urbanisation of the buffer but may be acceptable in some locations if specified in the DPD or LSA/LCA or agreed through a more detailed LVIA:</u></p> <ul style="list-style-type: none"> • <u>Private gardens</u> • <u>Allotments</u> • <u>Play equipment</u> • <u>Community buildings</u> • <u>Sports facilities and other formal recreational facilities</u> • <u>Road access to the adjoining housing allocation provided it is in keeping with the character of the receiving landscape. Lighting is unlikely to be acceptable.</u> <p><u>Where buffers lie on the outer edge of a site next to open countryside they are shown outside of the proposed</u></p>

Ref	Page	Policy/ Paragraph	Main Modification
			<p><u>settlement boundary and are considered to be part of the open countryside not the development area. This approach accords with the Council's criteria for the review of settlement boundaries.</u></p> <p><i>Consequent amendments to relevant indicative site plans where these have not been picked up in other main modifications:</i></p> <p><i>Policy HSA 7</i> <i>Amend legend as follows:</i> <u>Required Landscape Buffer/Garden (in accordance with LCA)</u></p> <p><i>Policy HSA 9</i> <i>Amend legend as follows</i> Tree/Hedge Planting <u>Required Landscape Buffer (in accordance with LCA)</u> Required Woodland Buffer</p> <p><i>Policy HSA 10</i> <i>Amend legend as follows:</i> Tree/Hedge Planting <u>Required Landscape Buffer (in accordance with LCA)</u> Required Woodland Buffer</p> <p><i>Policy HSA 11</i> <i>Amend legend as follows:</i> <u>Required Landscape Buffer (in accordance with LSA)</u></p> <p><i>Policy HSA 19</i> <i>Amend legend as follows:</i> Potential Possible Foot & Cycle Link Right of Way to be Retained Required Woodland Buffer <u>Required Landscape Buffer (in accordance with LSA)</u></p> <p><i>Policy HSA 21</i> <i>Amend legend as follows:</i> Tree and Hedge Planting <u>Required Landscape Buffer/Garden (in accordance with LCA)</u></p> <p><i>Policy HSA 24</i> <i>Amend legend as follows:</i> Tree and Hedge Planting <u>Required Landscape Buffer (in accordance with Landscape Framework)</u></p>
MM55	125	Appendix 4: Glossary	<p><i>Inclusion of a definition of a 'masterplan':</i> <u>A Master Plan provides design guidance for areas that are likely to undergo some form of development. They should be:</u></p> <ul style="list-style-type: none"> <u>Visionary, raising aspirations for an area,</u>

Ref	Page	Policy/ Paragraph	Main Modification
			<ul style="list-style-type: none"> • <u>Deliverable, taking into account likely constraints and implementation timescales,</u> • <u>Integrated into the land use planning system,</u> • <u>Flexible, allowing for changing circumstances and new opportunities,</u> • <u>Inclusive, being prepared with participation from local communities, and</u> • <u>Adaptable, allowing for existing areas to be thought of differently.</u> <p><u>The scope of a Master Plan should be proportionate to the scale of development.</u></p>
MM56	126	Appendix 4: Glossary	<p><u>Inclusion of a definition of 'parking zones':</u> <u>West Berkshire has 4 parking zones, covering the areas set out below:</u></p> <p><u>Zone 1</u> - <u>Core Town Centres plus 5 minute walking zone (eg. Newbury, Thatcham, Hungerford, Pangbourne and Theale town centres)</u></p> <p><u>Zone 2</u> - <u>Communities with core town centre zones, with a 500m buffer outside adopted settlement boundary (eg. Newbury, Thatcham, Hungerford, Pangbourne and Theale)</u></p> <p><u>Zone 3</u> - <u>Remainder of the District (eg. All areas of District not within zones 1, 2, or EUA zone)</u></p> <p><u>EUA Zone</u> - <u>Entirety of the Eastern Urban Area with 500m buffer outside adopted settlement boundary (Calcot, Purley-on-Thames, Tilehurst).</u></p> <p><u>Maps showing the zones are available on the Council's interactive map</u></p>