

West Berkshire Local Plan Review (LPR) 2022-2039
Schedule of Proposed Further Main Modifications (FMM) – February 2025

This schedule contains the Further Main Modifications to the submitted [West Berkshire Local Plan Review 2022 – 2039 \(LPR\)](#) which have been proposed in order to make the Plan sound, following consideration of the responses to the public consultation on the Proposed Main Modifications between 6 December 2024 and 31 January 2025. One of the Proposed Further Main Modifications requires further corresponding changes to the made to the Policies Map. These changes are set out in a separate document.

The Proposed Further Main Modifications below are expressed in the conventional form of **strikethrough** for deletions and **underlining** for additions of text.

Please note that the page numbers and paragraph numbering below refer to the [Proposed Submission LPR dated 20 January 2023](#), as submitted.

Existing Ref	Page of submitted LPR	Policy/ Paragraph of submitted LPR	Proposed Further Main Modification	Reason for further modification
MM3	16 - 17	Policy SP1	<p><i>Amendment to the following settlement boundary as referenced in fourth paragraph:</i></p> <ul style="list-style-type: none"> <i>Thatcham – around the new site allocation at Henwick Park (as shown in the Schedule of Proposed Changes to the Policies Map (PMC4))</i> 	As a consequence of the further proposed modifications to MM42 below.
MM18	51	Policy SP12	<p><i>Amend the first paragraph of the policy as follows:</i></p> <p>‘Provision will be made for <u>at least 9,270</u> 8,721 to 9,146 net additional homes in West Berkshire for the period 1 April 2023 <u>2022</u> to 31 March 2041 <u>2039</u>; 513 to 538 <u>a minimum an average housing requirement</u> of <u>515</u> dwellings per annum. The target figure of 538 dwellings per annum does not constitute a ceiling or cap to</p>	For clarity and consistency with national policy (<i>PPG ID:68-031 and 032</i>) in relation to the calculation of the 5 year requirement and taking account of under and oversupply since the start of the plan period.

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			<p>development.'</p> <p><i>A consequential change is proposed to the supporting text of SP12 after paragraph 6.8 as follows:</i></p> <p>'Policy SP12 expresses the housing requirement as a minimum of 515 dwellings per annum.'</p>	
MM19	51-54	Supporting text to policy SP12	<p><i>Should the Inspector conclude that the Plan needs to identify a five year housing land supply from the intended date of adoption, to amend the supporting text as follows:</i></p> <p>'Five Year Housing Land Supply</p> <p>6.25 National policy now requires local plans In order to comply with the NPPF, the submitted plan must be able to demonstrate that the housing trajectory includes a sufficient supply of deliverable sites for the first five years period post-adoption to meet the housing requirement plus the appropriate buffer to ensure a flexible and robust supply. The assessment must then be reviewed on an annual basis.</p> <p>6.26 The latest assessment of the five-year supply for the post adoption period 1 April 2026 to 31 March 2031 beginning 1 April 2023 is set out in the housing trajectory in Appendix 8 and demonstrates a supply of 5.9 5.7 years. The calculation is outlined in the table below. was published in November 2022 and demonstrates a supply of 6.4 years for the five-year period beginning 1 April 2022. This supply forms the early part of the supply set out in the housing trajectory.</p>	<p>Should the Inspector conclude that the Plan needs to identify a five year housing land supply from the intended date of adoption. (The Inspector's interim findings (IN30) published on 19 July 2024 outlined that he had not yet reached a conclusion on whether the Plan needs to identify a five year housing land supply from the intended date of adoption.)</p>

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			<p>Table 3: 5 year housing land supply at 1 April 2023 (1 April 2026 to 31 March 2031)</p> <table border="1" data-bbox="651 435 1603 699"> <tr> <td data-bbox="651 435 1128 549"><u>Requirement including a 5% buffer (A)</u></td> <td data-bbox="1128 435 1603 549">2,704 (515 * 5 * 1.05)</td> </tr> <tr> <td data-bbox="651 549 1128 624"><u>Total deliverable housing land supply (B)</u></td> <td data-bbox="1128 549 1603 624">3,056 3,195</td> </tr> <tr> <td data-bbox="651 624 1128 699"><u>Total deliverable housing supply in years (B / A *5)</u></td> <td data-bbox="1128 624 1603 699">5.7 5.9 years</td> </tr> </table> <p>6.27 The ability to demonstrate a five year land supply of land for housing is important in the decision making process. If the supply falls below the required amount, the presumption in favour of sustainable development applies and the plan-led approach advocated in the NPPF is compromised. The allocation of additional sites in this LPR aims to ensure that a five year supply can continue to be demonstrated when the position is reviewed each year and is maintained throughout the plan period.'</p>	<u>Requirement including a 5% buffer (A)</u>	2,704 (515 * 5 * 1.05)	<u>Total deliverable housing land supply (B)</u>	3,056 3,195	<u>Total deliverable housing supply in years (B / A *5)</u>	5.7 5.9 years	
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MM37	85	Policy RSA1	<p><i>To amend the policy by inserting a new criterion as follows:</i></p> <p><u>'The scheme will be supported by a Flood Risk Assessment that will advise on any appropriate mitigation measures.'</u></p>	<p>For clarity and consistency. In further discussions with the Environment Agency in relation to its response on the MMs, it now considers a Flood Risk Assessment would be required. Whilst this has not been raised before as part of the Examination, a criterion would be consistent with other site allocation policies.</p>						

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MM42	-	New RSA policy – Land at Henwick Park, Bowling Green Road, Thatcham	<p><i>To amend new RSA policy and accompanying indicative site map as follows:</i></p> <p><u>‘Policy RSAX</u></p> <p><u>Land at Henwick Park, Bowling Green Road, Thatcham (Site ref CA12)</u></p> <p><u>The site, as shown on the indicative map, will be required to be developed in accordance with the following parameters:</u></p> <p>.....</p> <p><u>f. The scheme will comprise a development design and layout in line with policy SP7 and policy DM2 that will be further informed by a full detailed Landscape Visual Impact Assessment (LVIA), and will include the following measures:</u></p> <ul style="list-style-type: none"> i. <u>No development above the 95-metre AOD contour;</u> ii. <u>The balance of land to the north and west of the developed area to be retained as an open landscape buffer in order to maintain the open character between Thatcham and Cold Ash and which will be retained outside the settlement boundary for Thatcham; and</u> iii. <u>Green Infrastructure and public open space will be provided taking into account the requirements set out in DM40;...</u> <p>....</p> <p><i>Insert indicative site map as set out in Annex DA below. Consequential changes to the Policies Map as shown in the Schedule of Proposed Changes to the Policies Map (PMC12)</i></p>	<p>For clarity. Criterion (f) (i) of the policy requires that no development must take place above the 95-metre AOD contour. The map included within Annex D of the Schedule of Proposed Main Modifications shows the landscape buffer which has been drawn around the 95-metre AOD contour. It has come to the Council’s attention that its contour data contains a small inaccuracy at Henwick Park in the top right of the site. A digital terrain model has now been used to identify the correct positioning of the 95-metre AOD contour. It should be noted that elsewhere, the digital terrain model and contour data align. The proposed further modification amends the landscape buffer on the indicative Henwick Park map to accurately reflect the 95-metre AOD contour, and the extent of the gap between settlements identified in policy DM2.</p>

Annex A

Proposed Further Modification to MM42 – replacement of current indicative site map (set out in Annex D of the Schedule of Proposed Main Modifications – November 2024) with the indicative site map for Land at Henwick Park, Bowling Green Road, Thatcham shown below

Land at Henwick Park, Bowling Green Road, Thatcham

