

Examination of West Berkshire Local Plan 2022-2039

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IN27: Action Points from week four hearing sessions

Introduction

Further to the week four hearing sessions, the following actions are required by the Council. I consider these to be necessary at this stage of the examination to inform my consideration of whether the Plan is sound and/or how it could be made sound by main modifications. I may decide in due course that other or different main modifications are required, including to the parts of the Plan that I refer to below.

Responses should be submitted to the Programme Officer by **midday on Friday 21 June 2024** unless otherwise specified.

DM1 Residential development in the countryside

AP54. Council to propose modification to policy DM1 to:

- Cross refer to the subsequent DM policies that provide additional detailed requirements for the categories of development listed in parts (b) to (g).
- Include an additional category after part (g): “Student or staff accommodation on existing educational and institutional sites in the countryside in accordance with policy DM38” (or similar)¹.
- Delete the final paragraph if it only repeats / summarises requirements set out in other policies in the Plan, or clarify that paragraph including what is meant by “cumulative impact”.

DM19 Specialist housing

AP55. Council to propose modification to policy DM19 and/or reasoned justification to ensure consistency with national policy and guidance² relating to specialist housing for older people, including sheltered housing (and if necessary to clarify the

¹ A consequential modification will be required to the reasoned justification of policy DM38, for example through the deletion of the penultimate sentence of paragraph 12.58.

² PPG ID:63-010-20190626.

relationship between policy DM19 and other policies in the Plan relating to the provision of affordable housing).

DM20 and RSA24 Gypsies and travellers

AP56. Council to amend the proposed modification to Table 7 as follows (or similar):

Table 7 Gypsy and traveller accommodation

| | |
|--|-----------|
| <i>Additional permanent pitches required 1 April 2021 to 31 March 2038</i> | <i>30</i> |
| <i>Additional permanent pitches provided 1 April 2021 to 31 March 2023</i> | |
| • <i>New Stocks Farm, Paices Hill, Aldermaston</i> | <i>8</i> |
| • <i>Four Houses Corner</i> | <i>1</i> |
| • <i>Ermin Street, Lambourn Woodhouse</i> | <i>1</i> |
| • <i>Total pitches provided 2021 to 2023</i> | <i>10</i> |
| <i>Permanent pitches required 1 April 2023 to 31 March 2038</i> | <i>20</i> |

AP57. Council to propose modification to the reasoned justification to policy DM20 to:

- Explain modified Table 7, including the date of the needs evidence it is based on.
- Delete references to “cultural” and “PPTS” need.
- Describe the additional pitches provided between 2021 and 2023.
- Explain how the residual requirement of 20 will be met, including through responding to planning applications in accordance with policy DM20 and updating the Plan / preparing a separate site allocations DPD to identify additional sites in the context of an updated GTAA.
- Explain that there is no identified need to identify a site for transit pitches.

AP58. Council to delete policy RSA24 and the associated map³.

DM20 and RSA25 Travelling showpeople

AP59. Council to propose modification to the reasoned justification to policy DM20 to delete Table 8 and explain why 24 plots are needed at the existing travelling showpersons yard with cross reference to policy RSA25.

AP60. Council to consider whether policy RSA25 and/or the associated map (and Policies Map) need to be modified to clarify the relationship between the 24 plots proposed and the existing authorised use of the site as a yard for travelling showpeople, including the extent of the agricultural land within the red line that is proposed for development.

DM27 Sub-division of existing dwellings in the countryside

³ RSA24 should be deleted on the basis that it was granted permission in September 2022 and to avoid any ambiguity in terms of it contributing towards meeting the residual need for 20 additional pitches from 2023.

AP61. Council to propose modification to policy DM27 part c to read “It would not require significant extensions ...”.

DM35 Rural Economy

AP62. Council to propose modification to policy DM35 to delete part a or clarify what is meant by “long term contribution to the rural economy” and why that is necessary.

DM37 Horseracing industry

AP63. Council, in liaison with the Lambourn Trainers Association, to propose modification to policy DM37 and reasoned justification to:

- Ensure it is effective with regard to protecting existing horseracing establishments and facilities, including through consideration of whether the “suitability” and “necessity” tests are justified and appropriate⁴.
- Address the issue of protecting supporting services, facilities and infrastructure.
- Clarify the approach to residential development in the countryside essential to support the horseracing industry, and the relationship with policy DM23 (including the use of planning conditions to ensure such housing is protected for occupation by rural workers).
- Address the issue of assessing the potential impact of development (in a broadly defined geographical area around Lambourn) on the operations of the horseracing industry.

DM38 Existing educational and institutional sites in the countryside

AP64. Council to propose modification to policy DM38 to:

- Amend part b to read “There are no existing buildings that are available and suitable, including locationally, that could be reasonably used to accommodate the proposal ” (or similar).
- Delete part d (and amend part e if necessary)
- Amend part f to read “Any new buildings are located adjoining existing buildings or within or adjoining an existing group of buildings, unless otherwise justified for operational reasons” (or similar).

The reasoned justification may need to be amended accordingly.

Designated employment areas

AP65. Council to change the extent of Young’s Industrial Estate Designated Employment Area on the Policies Map to ensure it is justified and effective with regard to development within the DEPZ.

Employment allocations

⁴ Bearing in mind that other policies in the Plan, including SP20 and DM35, seek to protect existing business uses without such “suitability” and “necessity” tests.

AP66. Council to consider whether the proposed modifications to policies ESA1 to ESA6 inserting an additional requirement relating to water supply capacity and wastewater treatment capacity and phasing development [EXAM23] are justified⁵.

Colthrop Industrial Estate

AP67. Council to propose modification to the reasoned justification for ESA1 to refer to the recent planning permission for development by Thames Valley Police.

Membury Industrial Estate

AP68. Council, in liaison with Walker Logistics, to propose modification to policy ESA2 and changes to the boundaries of the Designated Employment Area and ESA2 allocation to reflect the recent planning permission.

Beenham Landfill

AP69. Council to propose modification to policy ESA4 to delete part i (minerals safeguarding).

Office Development

AP70. Council to propose a modification to the Plan to define what is meant by “office development” for the purposes of relevant policies including SP20 and DM32.

Newbury Town Centre Primary Shopping Area

AP71. Council to change the Policies Map to delete the designated Primary Shopping Area on the east side of the Kennet Centre fronting Market Place.

SP6 Flood risk

AP72. Council to consider whether policy SP6, and/or other parts of the Plan, should be further modified to address ground and surface water flooding in the Newbury Thatcham area, and the cumulative impact of development in flood risk assessments.

William Fieldhouse

15 June 2024

⁵ See also AP40 relating to policy DM7.