

Reading Borough Local Plan Partial Update – List of Changes to Submission Draft

This is a list of all changes that have been made to the Local Plan Partial Update in order to form the Submission Draft. These changes are shown in tracked changes format, showing how the Pre-Submission Draft has been amended. These changes are intended to be minor matters only such as updates, clarifications and corrections, as a change that would constitute a 'main modification' would be identified through the examination process and would need to be subject to consultation.

Part of document	Existing text	Amended text	Reason
1.4.4-1.4.5	<p>1.4.4 This version of the Partial Update is the Pre-Submission version, which is the version that the Council intends to submit to the Secretary of State. This document is open to consultation, and we welcome your views. Please provide any comments by 5 pm on Wednesday 18th December.</p> <p>1.4.5 Comments should be made in writing, either by e-mail or post. Please e-mail responses to: planningpolicy@reading.gov.uk Or send responses to: Planning Policy Reading Borough Council Civic Offices Bridge Street Reading RG1 2LU</p> <p>1.4.6 The next stage will be that, unless significant changes are required, the Partial Update to the Local Plan will then be submitted to the Secretary of State. Submission of the document marks the beginning of a public examination by an independent Inspector, which is likely to include a series of public hearings. The Inspector will decide whether the document is sound, legally compliant and complies with the duty to co-operate. If it is, it can be adopted as the Council's official policy. It is currently expected that this will happen during 2025.</p>	<p>1.4.4 This version of the Partial Update is the Pre-Submission version, which is the version that the Council intends to<ins>has</ins> submitteded to the Secretary of State. This document is open to consultation, and we welcome your views. Please provide any comments by 5 pm on Wednesday 18th December.</p> <p>1.4.5 Comments should be made in writing, either by e-mail or post. Please e-mail responses to: planningpolicy@reading.gov.uk Or send responses to: Planning Policy Reading Borough Council Civic Offices Bridge Street Reading RG1 2LU</p> <p>1.4.6 The next stage will be that, unless significant changes are required, the Partial Update to the Local Plan will then be submitted to the Secretary of State. Submission of the document marks the beginning of a public examination by an independent Inspector, which is likely to include a series of public hearings. The Inspector will decide whether the document is sound, legally compliant and complies with the duty to co-operate. If it is, it can be adopted as the Council's official policy. It is currently expected that this will happen during 20256.</p>	To bring up to date for submission
2.1.7	<p>In addition, the Council has a Corporate Plan 2022 to 2025. This clearly covers a much shorter time period than both the Local Plan and the Reading 2050 project, but it is nevertheless important to understand current wider priorities. The three key themes are as follows:</p> <ul style="list-style-type: none"> • Healthy environment; • Thriving communities; and • Inclusive economy 	<p>In addition, the Council has a Corporate Plan 2022 to 2025 <ins>Council Plan 2025 - 2028</ins>. This clearly covers a much shorter time period than both the Local Plan and the Reading 2050 project, but it is nevertheless important to understand current wider priorities. The three <ins>five</ins> key themes are as follows:</p> <ul style="list-style-type: none"> • Healthy environment; • Thriving communities; and 	To update due to recent publication of updated Council Plan

Part of document	Existing text	Amended text	Reason
		<p>• Inclusive economy</p> <ul style="list-style-type: none"> • <u>Promote more equal communities in Reading;</u> • <u>Secure Reading's economic and cultural success;</u> • <u>Deliver a sustainable and healthy environment and reduce Reading's carbon footprint;</u> • <u>Safeguard and support the health and wellbeing of Reading's adults and children; and</u> • <u>Ensure Reading Borough Council is fit for the future.</u> 	
3.1.3	Of particular significance for Reading are the strategic development locations (SDLs) in Wokingham due to their proximity to our boundary, including the South of the M4 SDL (much of which has already been completed and is not therefore shown), and the proposed Loddon Valley Garden Village SDL comprising phased delivery of 3,930 homes that forms part of Wokingham's Proposed Submission Local Plan Update. Developments on this scale will be expected to deliver a significant improvement in infrastructure, and transport links into Reading in particular by public transport will be of vital importance.	<p>Of particular significance for Reading are the Strategic development locations (SDLs) in Wokingham <u>will affect Reading</u> due to their proximity to our boundary, including the South of the M4 SDL (<u>only approximately 360 dwellings in the submitted plan, much of which have already been completed</u> and is not therefore shown), and the proposed Loddon Valley Garden Village SDL comprising phased delivery of 3,930 homes that forms part of Wokingham's Proposed Submission Local Plan Update. Developments on this scale will be expected to deliver a significant improvement in infrastructure, and transport links into Reading in particular by public transport will be of vital importance."</p>	To update due to recent completions and to clarify the relative scale of each development
Following paragraph 3.1.3	(no text present)	<p><u>3.1.4 Figure 3.1 also illustrates constraints such as the extent of the AWE Burghfield Detailed Emergency Planning Zone (DEPZ). Information on the DEPZ and its implications for development within the Borough are detailed within Policy OU2: Hazardous Installations.</u></p>	To provide context for Figure 3.1
Policy CC2	<p><i>Achieve a site average space heating demand of 15-20kWH/m² /yr and a site average total energy demand of 70kWH/m² /yr. No unit shall exceed total energy demand of 90kWH/m² /yr, irrespective of the amount of on-site renewable production. ('Total energy demand' means the amount of energy used as measured by the metering of the building with no deduction for renewable energy generated on site).</i></p>	<p><i>Achieve a site average space heating demand of 15-20kWH/m² /yr and a site average total energy demand of 70kWH/m² /yr. No unit shall exceed total energy demand of 90kWH/m² /yr, irrespective of the amount of on-site renewable production. ('Total energy demand' means the amount of energy used as measured by the metering of the building with no deduction for renewable energy generated on site).¹¹</i></p>	To refer to additional technical guidance

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		¹¹ <u>Applicants should refer to the LETI Climate Emergency Design Guide for specific guidance with regard to different types of non-residential buildings, such as schools on commercial offices: https://www.leti.uk/files/ugd/252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf</u>	
Policy CC2	An energy statement should include pre-built estimates and as-built calculations prior to occupation.	An energy statement should include pre-built estimates and as-built calculations prior to occupation.¹² ¹² <u>Applicants should refer to CIBSE TM54: Evaluating Operational Energy Use at Design Stage.</u>	To refer to additional technical guidance
Policy CC2	The demolition of an existing building should be accompanied by a full justification for demolition and demonstrate how 95% of all construction waste will be diverted away from landfill²³.	The demolition of an existing building should be accompanied by a full justification for demolition²² and demonstrate how 95% of all construction waste will be diverted away from landfill²³. ²² <u>Sites allocated within the Local Plan are not subject to the requirement for full justification for demolition.</u>	To provide clarification
Policy CC2	²³ Applicants should refer to the RICS Professional Standard Whole Life Cycle Assessment as a preferred methodology.	²³ Applicants should refer to the RICS Professional Standard Whole Life Cycle Assessment as a preferred methodology. <u>Additional guidance can also be found at https://www.london.gov.uk/sites/default/files/circular_economy_statements_lpg_0.pdf</u>	To provide further technical guidance for applicants
Policy CC3	All development must address the risks of overheating through passive colling and energy efficiency measures in the first instance;	All development must address the risks of overheating through passive cooling and energy efficiency measures in the first instance;	To correct an error
Policy CC3	All development must address the risks of overheating through passive colling and energy efficiency measures in the first instance;	All development must address the risks of overheating through passive cooling and energy efficiency measures in the first instance²⁰; ²⁰ <u>Applicants should refer to the Good Homes Alliance Early Stage Overheating Risk Tool Checklist: https://goodhomes.org.uk/wp-content/uploads/2019/07/GHA-Overheating-in-New-Homes-Tool-and-Guidance-Tool-only.pdf</u>	To provide further technical guidance for applicants
4.1.10	While Reading itself was not significantly affected by the floods of 2007 and 2008, around two thirds of flooding during the 2007 floods was caused by surface water ³⁴ .	While Reading itself was not significantly affected by the floods of 2007 and 2008, around two thirds of flooding during the 2007 floods was caused by surface water ³⁴ . <u>Further incidents occurred in 2013 and 2014, as well as in January 2024³⁵.</u>	To update due to more recent flooding events

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		³⁵ The January 2024 Reading Flood Investigation Report can be found here: https://images.reading.gov.uk/2024/04/Section19-Flood-Report-RBC-final.pdf	
4.1.12	Ultimately, raising the height of flooring above predicted flood levels is a better alternative. All types of flooding (fluvial, surface water and groundwater) must be considered.	Ultimately, raising the height of flooring above predicted design flood levels is a better alternative. All types of flooding (fluvial, surface water and groundwater) must be considered.	To align language with the SFRA
Policy CC4	CC4: DECENTRALISED ENERGY	CC4: DECENTRALISED ENERGY <u>HEAT NETWORKS</u>	To align terminology with national policy
Policy CC4	<i>[...] securing energy for the development from decentralised energy production and storage.</i>	<i>[...] securing energy for the development from decentralised energy production and storage, a heat network or, where this is not possible, a non-fossil fuel source.</i>	To align terminology with national policy
Policy CC4	<i>Any development of more than 20 dwellings and/or non-residential development of over 1,000 sq m must include decentralised energy provision within the site, unless it can be demonstrated that the scheme is not suitable, feasible or viable.</i>	<i>Any development of more than 20 dwellings and/or non-residential development of over 1,000 sq m must include decentralised energy provision within the site demonstrate how a connection will be made to a suitable low carbon heat network where available in the vicinity, unless it can be demonstrated that the scheme is not suitable, feasible or viable. Where no such network is available, heat and/or cooling must be supplied from low carbon sources^{FOOTNOTE} and be connectable to future heat network.</i> <i>^{FOOTNOTE} Defined as meeting the Government standard of 100g/CO₂/kwh for heat networks. For centralised or site-based schemes, defined as in SCOP 2.8 of the UN Net Zero Building Standard.</i>	To clarify definitions
Policy CC4	<i>Where there is existing decentralised energy provision present within the vicinity of an application site, further developments of 10 dwellings or more or non-residential development of 1000 sq m or more will be expected to link into the existing decentralised energy network or demonstrate why this is not feasible.</i>	<i>Where there is an existing decentralised energy provision low carbon heat network present within the vicinity of an application site, further developments of 10 dwellings or more or non-residential development of 1000 sq m or more will be expected to link into the existing decentralised energy network low carbon heat network or demonstrate why this is not feasible.</i>	To align terminology with national policy
4.1.13	Decentralised energy is produced locally and provides energy to buildings close to the site of production. The term covers a variety of technologies including various	Decentralised energy is produced locally and provides energy to buildings close to the site of production. The term covers a variety of technologies including	To align language with emerging technologies and clarify terms

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	<p>renewable technologies, and more efficient energy generation such as Combined Heat and Power (CHP), which provides heating and electricity at the same time. This policy promotes the use of decentralised energy including CHP and district heating, which has particular applications to dense urban areas such as Reading. It provides an explanation of when CHP or district heating should be considered as an energy efficient design measure to achieve the most up to date requirements for net zero development. More information on decentralised energy will be published in the forthcoming Sustainable Design and Construction SPD.</p>	<p>various renewable technologies, and more efficient energy generation such as Combined Heat and Power (CHP), which provides heating and electricity at the same time. This policy promotes the use of decentralised energy including CHP and district heating, which has particular applications to dense urban areas such as Reading. It provides an explanation of when CHP or district heating should be considered as an energy efficient design measure to achieve the most up to date requirements for net zero development. More information on decentralised energy will be published in the forthcoming Sustainable Design and Construction SPD.</p> <p><u>Heat networks distribute heat or cooling from a central source or sources and deliver it to a variety of different customers such as public buildings, shops, offices, hospitals, universities and homes. By supplying multiple buildings, they avoid the need for individual boilers or electric heaters in every building. Heat networks are also uniquely able to use local sources of low carbon heat which would otherwise go to waste. This could be from factories, the ground or even from rivers. Environmental heat or waste can be captured and 'stepped' up using heat pumps to supply heating and/or cooling for buildings. These sources can include air, water sources such as rivers and aquifers and/or the ground. Air source heat pumps can either be communal within a development or provided individually in dwellings/premises. The former would typically be considered to be connectable to a heat network, provided a suitable design is used whereas the latter would not.</u></p>	
4.1.14	<p>Electricity production is currently dominated by a centralised electricity generating system. Centralised electricity generating stations waste around two thirds of the energy in the fuels they use through the production of waste heat in generation then in electricity transmission and distribution to end users. On average, around 60% of the energy is lost before it even reaches consumers. IF better use could be made of this waste heat, and transmission distances could be reduced, there would be major benefits in tackling</p>	<p>Electricity production is currently dominated by a centralised <u>in the UK comes from a range of sources and is delivered via the national electricity generating system network.</u> Centralised Electricity generating stations that use fossil fuels waste around two thirds of the energy in the fuels they use through the production of waste heat in generation then in electricity transmission and distribution to end users. On average, around 65 <u>30</u>% of the energy is lost before it even reaches consumers. If better use</p>	<p>To align language with emerging technologies and clarify terms</p>

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	climate change and improving security of supply. A decentralised energy system (which might include CHP) can help address these issues.	could be made of this waste heat, and transmission distances could be reduced, there would be major benefits in tackling climate change and improving security of supply. A decentralised energy system (which might include CHP) can help address these issues. <u>Renewable energy generation which is fed into the National Grid (transmission network) is a much more efficient and clean energy source and is typically combined with other renewable and non-renewable sources at differing proportions according to weather conditions and demands. This means that the carbon intensity of grid electricity varies over time.</u>	
4.1.17	Following the production of heat spot maps, a feasibility study of the Borough, carried out by Thames Valley Energy (TVE), has identified potential opportunities for decentralised energy provision including district heat energy provision and CHP plant, which consider both existing and likely new development in the Borough as currently allocated. Potential for district heat and energy provision is being explored in areas of the town centre but represents just one of the many possible ways of fulfilling the requirements of policy CC4.	Following the production of heat spot maps, a work by the Council working with the Heat Network Delivery Unit in the Department of Energy Security and Net Zero, a heat-mapping and masterplanning study was produced by Element Energy. Subsequently, two feasibility studies for the North of the Station and Minster Quarter areas were produced. These areas represent the main opportunity areas within the Town Centre and schemes within these areas are considered to be strategically significant and will enable the viability of heat networks. of the Borough, carried out by Thames Valley Energy (TVE), has identified potential opportunities for decentralised energy provision including district heat energy provision and CHP plant, which consider both existing and likely new development in the Borough as currently allocated. Potential for district heat networks and energy provision is being continues to be explored in areas of across the town centre, much of which is expected to fall within the Heat Network Zone in forthcoming regulations. but represents just one of the many possible ways of fulfilling the requirements of policy CC4.	To update the explanatory text based on recent work within the Council
4.1.19	The success of such a scheme, both in terms of, for example, establishing the CHP plant (as part of a decentralised energy network) and future connections to the plant of both existing buildings and new buildings, will be dependent on the creation of strong partnerships between Reading Borough Council where relevant, the developer or representative of	The success of such a scheme relies on both in terms of, for example, establishing the CHP plant (as part of a decentralised energy network) and heat sources and energy centres, but also needs to consider pipework, thermal storage and future connections, to the plant of both existing buildings and new buildings. It must also	To update according to emerging technologies

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	existing businesses and an Energy Service Company (ESCO). The involvement of an ESCO will allow multiple users to access the energy from the scheme and set out the contracts for doing so.	<u>consider the internal design of buildings which need to accommodate wet distribution systems, preferably with underfloor heating, laterals, risers and space for plant. The implementation of the scheme</u> will be dependent on the creation of strong partnerships between Reading Borough Council where relevant, the developer or representative of existing businesses and an Energy Service Company (ESCO). The involvement of an ESCO will allow multiple users to access the energy from the scheme and set out the contracts for doing so.	
Policy CC7	<i>All development must be of high-quality design, employing characteristics to create, maintain and enhance physical character, nurture and sustain a sense of community and positively address environmental issues affecting the climate.</i>	<i>All development must be of high-quality design, employing characteristics to create, maintain and enhance physical character, nurture and sustain a sense of <u>safety and</u> community and positively address environmental issues affecting the climate.</i>	To emphasise safety as an overarching principle of design
Policy CC7	<ul style="list-style-type: none"> <i>Public spaces – creates safe, social and inclusive public spaces and streets.</i> 	<ul style="list-style-type: none"> <i>Public spaces – creates safe, <u>secure</u>, social and inclusive public spaces and streets.</i> 	To align with the language used by Thames Valley Police
4.2.10	Heritage assets may be formally designated as being of national importance or of local importance and may include listed buildings, conservation areas, scheduled ancient monuments, registered parks and gardens, industrial heritage sites, sites of archaeological interest and historic landscapes.	Heritage assets may be formally designated as being of national importance or of local importance and may include listed buildings, conservation areas, scheduled <u>ancient</u> monuments, registered parks and gardens, industrial heritage sites, sites of archaeological interest and historic landscapes.	To align language with the NPPF
4.2.11	<ul style="list-style-type: none"> Five Historic Parks and Gardens 	<ul style="list-style-type: none"> Five <u>Historic Registered</u> Parks and Gardens 	To align language with the NPPF
4.2.30	⁵⁸ The Council's most up-to-date Open Spaces Strategy can be found at http://www.reading.gov.uk/article/7108/What-is-the-Reading-Open-Spaces-Strategy	⁵⁸ The Council's most up-to-date Open Spaces Strategy can be found at http://www.reading.gov.uk/article/7108/What-is-the-Reading-Open-Spaces-Strategy https://images.reading.gov.uk/2019/12/Reading_Open_Spaces_Strategy.pdf	To update the link
Policy EN12	<ul style="list-style-type: none"> <i>Provide new tree planting;</i> <i>Provide wildlife friendly landscaping using wildlife-friendly species (preferably native) as appropriate;</i> <i>Provide permanent bird and bat boxes) wherever practicable.</i> <i>Provide wildlife friendly landscaping using wildlife-friendly species (preferably native) as appropriate; and ecological</i> 	<ul style="list-style-type: none"> <i>Provide new tree planting;</i> <i>Provide wildlife friendly landscaping using wildlife-friendly species (preferably native) as appropriate;</i> <i>Provide permanent bird and bat boxes), wherever practicable.</i> <i>Provide wildlife friendly landscaping using wildlife-friendly species (preferably native) as appropriate; and ecological enhancements (such</i> 	To correct grammatical errors

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	<i>enhancements (such as wildlife ponds, bird nesting and bat roosting opportunities integral within new buildings (such as universal swift bricks and bat bricks or tiles)</i>	<i>as wildlife ponds, and bird nesting and bat roosting opportunities integral within new buildings (such as universal swift bricks and bat bricks or tiles)</i>	
4.2.66	The Statutory Metric is a spreadsheet tool for calculating habitat losses or gains from a project using habitats, measured using Habitat Units as a proxy measure for biodiversity.	The Statutory Metric is a spreadsheet tool for calculating habitat losses or gains from a project using habitats, measured using Habitat, Hedgerow and Watercourse Units as a proxy measure for biodiversity.	To clarify statutory requirements
4.2.99	The Air Quality Action Plan 2015 ⁶⁹ includes transport, planning and other measures to both tackle existing sources, and to promote behavioural change to reduce air pollution. ⁶⁹ On the Council's website: http://www.reading.gov.uk/media/6389/Air-Quality-Action-Plan/pdf/AQAP_Update_2016.pdf	The Air Quality Action Plan 2015 2024-2029 ⁶⁹ includes transport, planning and other measures to both tackle existing sources, and to promote behavioural change to reduce air pollution. ⁶⁹ On the Council's website: http://www.reading.gov.uk/media/6389/Air-Quality-Action-Plan/pdf/AQAP_Update_2016.pdf https://www.reading.gov.uk/climate-and-pollution/air-quality-action-plan/	To update with most recent publication
4.2.113	Depending on the vulnerability of development proposed, and the flood risk classification, different allowances should be taken into account.	Depending on the vulnerability of development proposed, and the flood risk classification, different allowances should be taken into account the appropriate allowance must be taken into account within the Flood Risk Assessment.	To clarify FRA requirements
Policy EM1	Provision will be made for a net increase of 30,000-86,000 sq m of office floorspace and 167,000 sq m of industrial, warehouse and/or research and development space in Reading Borough for the period 2023 to 2041.	Provision will be made for a net increase of 30,000-86,000 sq m of office floorspace and 167,000 sq m of industrial, warehouse and/or research and development space in Reading Borough for the period 2023 to 2041	To correct an error
4.3.4	The results of the EDNA are summarised in the box below, but in summary it is considered that the figures that Reading needs to plan for between 2023 and 2041 are: • 85,803 of office floorspace; and	The results of the EDNA CDNA are summarised in the box below, but in summary it is considered that the figures that Reading needs to plan for between 2023 and 2041 are: • 85,803 sq m of office floorspace; and	To correct errors
4.4.2	The NPPF expects local plans to assess housing needs by using a standard methodology, detailed in Planning Practice Guidance. Using the figures for 2024, the standard methodology would result in a need for 878 new homes in Reading per year.	The NPPF expects local plans to assess housing needs by using a standard methodology, detailed in Planning Practice Guidance. Using the figures for 2024 2025 , the standard methodology would result in a need for 878 822 new homes in Reading per year.	
H5	All other new-build housing will be required to achieve net-zero development as defined in Policy CC2 and to achieve the following [...]	All other new-build housing will be required to achieve net-zero development as defined in Policy CC2 and to achieve the following [...]	To correct an error
H5	Exceptional basis clause: [...] For major developments of 1,000 sqm	Exceptional basis clause: [...] For major developments of 1,000 4,000	To correct an error

Part of document	Existing text	Amended text	Reason
	<i>or more, applicants must also either: [...]</i>	sqm-10 dwellings <i>or more, applicants must also either: [...]</i>	
4.5.8	Park and Ride Mobility Hubs: Despite recent new park and ride provision at MereOak, Winnersh, and Thames Valley Park (all located in Wokingham Borough), there is a continued need for new provision. Opportunities for new sites will therefore be sought, particularly on the corridors identified on figure 4.9.	Park and Ride Mobility Hubs: Despite recent new park and ride provision at MereOak, Winnersh, and Thames Valley Park (all located in Wokingham Borough), there is a continued need for new provision. Opportunities for new sites will therefore be sought, particularly on the corridors identified on figure 4.9 6 .	To correct an error
Policy OU1	<i>b) an assessment clearly shows the area to be surplus to requirements; or c) the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or d) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</i>	a b) <i>an assessment clearly shows the area to be surplus to requirements; or b e) the loss would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or c e) the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.</i>	To correct an error
Policy OU2	<i>Any proposal for development within the Detailed Emergency Planning Zone (DEPZ) of AWE Burghfield (AWE B), shown on the Proposals Map or as subsequently amended, that would increase the residential or non-residential population and level of activity will not be acceptable unless:</i> <ul style="list-style-type: none"> <i>it does not prejudice the security and future of AWE B; and</i> <i>any increase in population within the DEPZ can be accommodated in the context of the AWE B Off-Site Emergency Plan (or any successor).</i> 	<i>Any proposal for development within the Detailed Emergency Planning Zone (DEPZ) of AWE Burghfield (AWE B), shown on the Proposals Map or as subsequently amended, that would increase the residential or non-residential population and level of activity will not be acceptable unless:</i> <ul style="list-style-type: none"> <i>it does not prejudice the security and futurecurrent and future operations and defence capabilities of AWE B; and</i> <i>any increase in population within the DEPZ can be accommodated in the context of the AWE B Off-Site Emergency Plan <u>at the time of the planning application</u> (or any successor <u>under an alternative name</u>).</i> 	To respond to a comment by ONR and MOD
4.7.16	WBDC maintains the Off-Site Emergency Plan (OSEP) for AWE Burghfield, and will be best placed, in consultation with the AWE Off-Site Planning Group, to judge how a proposal will impact the OSEP. Proposals for any increase in population or activity within the DEPZ (including working or visiting population) should be subject to consultation with ONR, AWE and the Ministry of Defence (MOD) as well as Emergency Planning services in both West Berkshire and Reading.	WBDC maintains the Off-Site Emergency Plan (OSEP) for AWE Burghfield, Emergency Planning at RBC and will be best placed, in consultation with <u>WBDC, which maintains the Off-Site Emergency Plan (OSEP) for AWE Burghfield, and</u> the AWE Off-Site Emergency Planning Group, to judge how a proposal will impact the OSEP. Proposals for any increase in population or activity within the DEPZ (including working or visiting population) should be subject to consultation with ONR, AWE and the Ministry of Defence (MOD) as well as Emergency Planning services in both West Berkshire and Reading. <u>ONR should also be</u>	To address points made by West Berkshire District Council

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		<p><u>consulted on planning applications of certain types within the Outer Consultation Zone (a 5 km radius) of AWE Burghfield and the 12 km zone of both AWE Burghfield and AWE Aldermaston. Details of these types of application can be found on the ONR website¹¹⁸.</u></p> <p>Add footnote as follows:</p> <p>¹¹⁸ <u>Land use planning Office for Nuclear Regulation</u></p>	
Policy CR2	<i>In cases where conflicts arise between the elements listed above, measures which bring the greatest public benefit will be prioritised.</i>	<i>In cases where conflicts arise between the elements listed above, measures which bring the greatest public benefit will be prioritised.</i>	To correct an error
5.3.10	In addition, the use of green and brown roofs or green walls will enhance the biodiversity value of developments in the centre, and other measures such as swift boxes may be appropriate to the town centre.	In addition, the use of green and brown roofs or green walls will enhance the biodiversity value of developments in the centre, and other measures such as swift boxes bricks may be appropriate to the town centre.	To correct an error
5.3.50	All developments will need to comply with the Civil Aviation Authority's aerodrome safeguarding criteria, where buildings should be below 242 metres AOD.	All developments will need to comply with the Civil Aviation Authority's aerodrome safeguarding criteria, where buildings should be below 242 metres AOD, <u>and Heathrow Airport is a consultee for any buildings above 150m within Central Reading.</u>	To bring up to date with new safeguarding criteria
Policy CR11b	<i>There will be active retail and leisure uses on the ground floor along Friar Street, with a mix of uses on higher floors and in the rest of the area. The edge of the site nearest to the areas of traditional terracing west of Greyfriars Road will require careful design treatment.</i>	<i>There will be active retail and leisure uses on the ground floor along Friar Street, with a mix of uses on higher floors and in the rest of the area. The edge of the site nearest to the areas of traditional terracing west of Greyfriars Road will require careful design treatment. <u>Listed buildings and their settings in the area will be conserved.</u></i>	To highlight the sensitivity of nearby Grade I listed building
Policy CR13	<i>v) Conserve and enhance the listed buildings, scheduled ancient monument and historic garden in the area and their setting where possible;</i>	<i>v) Conserve and enhance the listed buildings, scheduled ancient monument and historic garden in the area and their setting where possible;</i>	To align language with the NPPF
Policy CR13a	<i>The site is part of a scheduled ancient monument, [...]</i>	<i>The site is part of a scheduled ancient monument, [...]</i>	To align language with the NPPF
Policy CR13a	<i>The area adjacent to the Kennet and Avon Canal [...]</i>	<i>The area adjacent to the Kennet and & Avon Canal [...]</i>	To correct an error
Policy CR14g	<i>Retain and increase tree planting along the Kennet and Avon Canal to enhance the treed corridor;</i>	<i>Retain and increase tree planting along the Kennet and & Avon Canal to enhance the treed corridor;</i>	To correct an error
Policy CR14g	<i>Avoid detrimental effects on the significance of listed buildings and the Conservation Area and their settings;</i>	<i>Avoid detrimental effects on <u>harm</u> to the significance of listed buildings and the Conservation Area and their settings;</i>	To align language with the NPPF

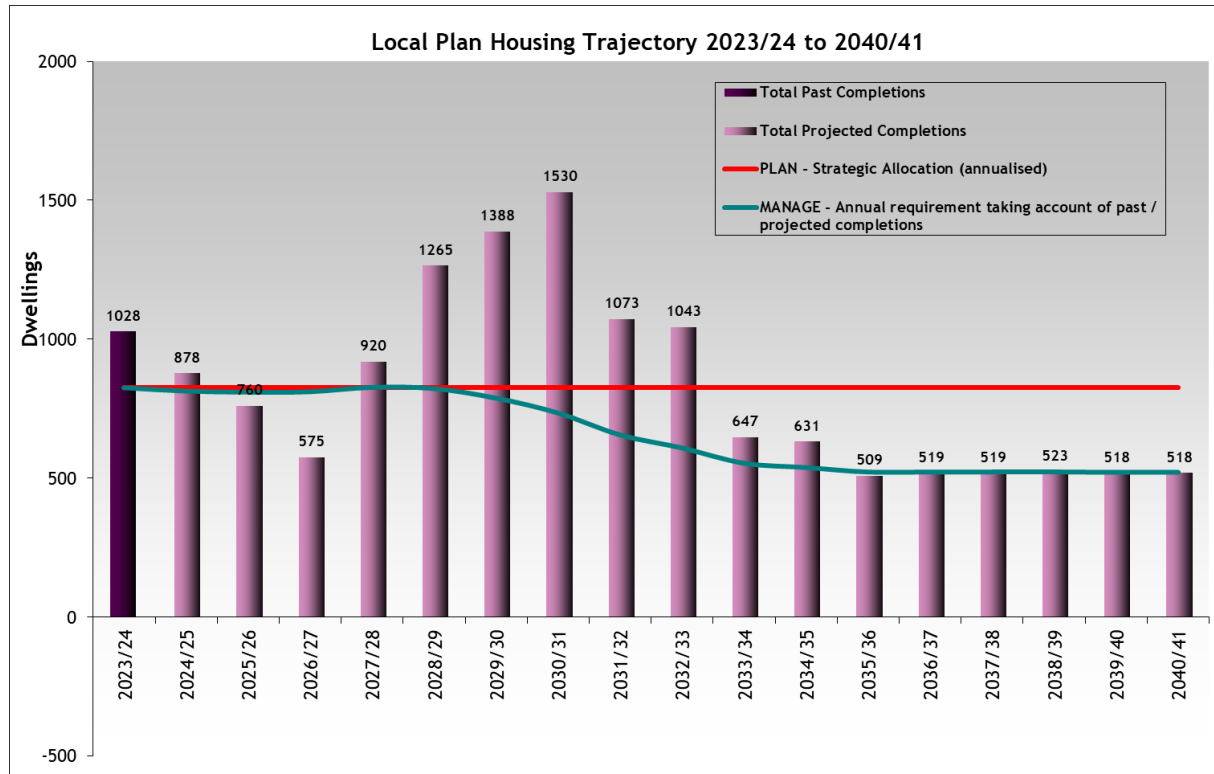
Part of document	Existing text	Amended text	Reason
Policy CR14i	<i>Avoid detrimental effects on the significance of listed building and the Conservation Area and their settings;</i>	Avoid detrimental effects on <u>harm to</u> the significance of listed buildings and the Conservation Area and their settings;	To align language with the NPPF
Policy CR14n	<ul style="list-style-type: none"> • Take measures to prevent any detrimental impact on the scheduled ancient monument by ensuring adequate archaeological investigation; • Avoid detrimental effects on the setting of the Conservation Area; 	<ul style="list-style-type: none"> • Take measures to prevent any detrimental impact on the scheduled ancient monument by ensuring adequate archaeological investigation; • Avoid detrimental effects on <u>harm to</u> the setting of the Conservation Area; 	To align language with the NPPF and respond to a comment by Historic England
Policy CR14r	<i>Avoid detrimental effects on the significance of listed buildings and the Conservation Area and their settings;</i>	Avoid detrimental effects on <u>harm to</u> the significance of listed buildings and the Conservation Area and their settings;	To align language with the NPPF
Policy CR14s	<p>Development should:</p> <ul style="list-style-type: none"> • Avoid adverse effects on important trees including those protected by TPO and increase tree planting along the Kennet and Avon Canal where possible; • Take measures to prevent any impact on the scheduled ancient monument; • Avoid detrimental effects on the setting of listed buildings and the Conservation Area; • Take account of potential archaeological significance; • Address noise impacts on residential use; and • Address air quality impacts on residential use. 	<p>Development should:</p> <ul style="list-style-type: none"> • Avoid adverse effects on important trees including those protected by TPO and increase tree planting along the Kennet and <u>&</u> Avon Canal where possible; • Take measures to prevent any impact on the scheduled ancient monument; • Avoid detrimental effects on <u>harm to</u> the setting of listed buildings and the Conservation Area; • Take account of potential archaeological significance; • <u>Address flood risk issues</u> • Address noise impacts on residential use; and • Address air quality impacts on residential use. 	To correct an error, align language with the NPPF and identify the flood risk issues.
Policy CR14t	<i>Avoid detrimental effects on the setting of listed buildings and the Conservation Area</i>	Avoid detrimental effects on <u>harm to</u> the setting of listed buildings and the Conservation Area	To align language with the NPPF
Policy CR14y	<i>Include tree planting and other landscaping where possible on the Kennet and Avon Canal to enhance the treed corridor;</i>	Include tree planting and other landscaping where possible on the Kennet and <u>&</u> Avon Canal to enhance the treed corridor;	To correct an error
Policy CR14z	<i>Include tree planting and other landscaping where possible on the Kennet and Avon Canal to enhance the treed corridor;</i>	Include tree planting and other landscaping where possible on the Kennet and <u>&</u> Avon Canal to enhance the treed corridor;	To correct an error
Policy CR14aa	<p>Development should:</p> <ul style="list-style-type: none"> • Ensure that adequate parking and servicing access for the Reading Rep Theatre is retained; • Avoid adverse effects on important trees including those protected by TPO, and incorporate existing trees into the development where possible; • Retain and where possible increase tree planting on the Kings Road frontage to enhance the treed corridor; 	<p>Development should:</p> <ul style="list-style-type: none"> • Ensure that adequate parking and servicing access for the Reading Rep Theatre is retained; • Avoid adverse effects on important trees including those protected by TPO, and incorporate existing trees into the development where possible; • Retain and where possible increase tree planting on the Kings Road frontage to enhance the treed corridor; 	To respond to a comment by the Environment Agency

Part of document	Existing text	Amended text	Reason
	<ul style="list-style-type: none"> • <i>Ensure appropriate back-to-back separation from existing residential;</i> • <i>Address air quality impacts on residential use; and</i> • <i>Address noise impacts on residential use.</i> 	<ul style="list-style-type: none"> • <i>Ensure appropriate back-to-back separation from existing residential;</i> • <i><u>Investigate impacts on the Superficial Secondary A aquifer and Bedrock Principal aquifer through a desk-based study at a minimum;</u></i> • <i>Address air quality impacts on residential use; and</i> • <i>Address noise impacts on residential use.</i> 	
SR4h	Development should: <ul style="list-style-type: none"> • <i>Be accessed from Christchurch Gardens;</i> 	Development should: <ul style="list-style-type: none"> • <i>Be accessed <u>primarily</u> from Christchurch Gardens;</i> 	To respond to a comment by TT Group
Policy ER1i	<i>Make a positive contribution to the setting of the registered historic park at Reading Cemetery;</i>	<i>Make a positive contribution to the setting of the <u>R</u>egistered historic pPark <u>and Garden</u> at Reading Cemetery;</i>	To align language with the NPPF
Figure 11.1	<i>In row 'Net additional gypsy and traveller pitches' and column 'Target'</i> None	<i>In row 'Net additional gypsy and traveller pitches' and column 'Target'</i> None <u>10-17 permanent pitches</u> <u>Transit site for 5 pitches</u> <u>2 plots for travelling showpeople</u>	To respond to a comment from Bracknell Forest Council
Glossary	National Planning Policy Framework (NPPF): A document setting out national planning policy for England. This was finalised in 2019, and replaces a variety of previous national guidance within a single document.	National Planning Policy Framework (NPPF): A document setting out national planning policy for England. This was finalised in 2019, and replaces a variety of previous national guidance within a single document.	To bring up to date
Appendix 1		<i>Amended version of Housing Trajectory table in line with that in the Housing Implementation Strategy to correct errors (see following sheet)</i>	To correct errors

Changes to Housing Trajectory (Appendix 1):

	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	TOTAL
Small Scale unidentified sites (<10 units)	<u>423.91</u>	<u>429.96</u>	<u>80.96</u>	<u>403.96</u>	<u>441.96</u>	<u>424.96</u>	<u>427.91</u>	<u>427.91</u>	<u>427.91</u>	<u>427.91</u>	<u>427.91</u>	<u>427.87</u>	<u>427.87</u>	<u>427.87</u>	<u>427.87</u>	<u>427.87</u>	<u>427.82</u>	<u>427.82</u>	<u>2859.1625</u>
Local authority new build	0	0	0	0	0	0	52	52	52	23	23	23	27	27	27	32	32	32	400
Permitted and under constr (10+), no lapse rate	-	782	<u>754.736</u>	<u>454.150</u>	53	53	0	0	0	0	0	0	0	0	0	0	0	0	<u>1793.1774</u>
Permitted and not started (10+), incl lapse rate		0	<u>-37.47</u>	<u>340.335</u>	<u>704.740</u>	<u>849.864</u>	383	523	211	211	139	118	0	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>	<u>0.6</u>	<u>3442.3507</u>
Permitted subject to S106 (10+), incl lapse rate		0	-25	<u>-4.6</u>	31	<u>220.236</u>	<u>93.138</u>	<u>93.138</u>	0	0	0	0	0	0	0	0	0	0	<u>441.512</u>
Sites in Local Plan, incl lapse rate	-	0	0	0	0	16	<u>755.724</u>	<u>759.726</u>	<u>723.718</u>	<u>723.718</u>	<u>408.395</u>	<u>408.395</u>	<u>408.395</u>	<u>408.395</u>	<u>408.395</u>	<u>408.395</u>	<u>408.395</u>	<u>408.395</u>	<u>6242.6063</u>
Other HELAA sites, incl lapse rate	-	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>9</u>	<u>0</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>4</u>	<u>29</u>
Past completions (C3 housing)	1021																		<u>2464.1021</u>
Past completions (non-C3 residential) ¹	7																		<u>50.7</u>
Total past completions (all)	1028																		<u>2514.1028</u>
Total projected completions		878	<u>785.760</u>	<u>690.575</u>	<u>884.920</u>	<u>1234.1265</u>	<u>4374.1388</u>	<u>1518.1530</u>	<u>1078.1073</u>	<u>1048.1043</u>	<u>664.647</u>	<u>636.631</u>	<u>522.509</u>	<u>522.519</u>	<u>522.519</u>	<u>527.523</u>	<u>522.518</u>	<u>522.518</u>	<u>13822.13818</u>
Cumulative completions	1028	1906	<u>2694.2666</u>	<u>3280.3242</u>	<u>4164.4161</u>	<u>5399.5426</u>	<u>6773.6814</u>	<u>8294.8344</u>	<u>9368.9417</u>	<u>10416.10460</u>	<u>11077.11108</u>	<u>11713.11739</u>	<u>12235.12248</u>	<u>12758.12767</u>	<u>13280.13286</u>	<u>13807.13809</u>	<u>14328.14327</u>	<u>14850.14846</u>	
PLAN - Housing (per annum)	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	14850
MONITOR - No dwellings above or below cumulative allocation	203	256	<u>246.191</u>	<u>-20.58</u>	<u>39.36</u>	<u>449.476</u>	<u>998.1039</u>	<u>1691.1744</u>	<u>1943.1992</u>	<u>2166.2210</u>	<u>2002.2033</u>	<u>1813.1839</u>	<u>1510.1523</u>	<u>1208.1217</u>	<u>905.911</u>	<u>607.609</u>	<u>303.302</u>	<u>0.4</u>	
MANAGE - Annual requirement taking account of past / projected completions	825	813	809	<u>844.812</u>	<u>826.829</u>	822	<u>788.785</u>	<u>734.731</u>	<u>656.651</u>	<u>609.604</u>	<u>554.549</u>	<u>539.535</u>	<u>523.519</u>	<u>523.520</u>	<u>523.521</u>	<u>523.521</u>	<u>522.520</u>	<u>522.523</u>	

¹ Expressed as a dwelling equivalent – see paragraph A1.3



Insert new graph above