

**West Berkshire Local Plan Review 2022-2039****Proposed Submission Representation Form****Ref:***(For official use only)*

<b>Please complete online or return this form to:</b>	<b>Online:</b> <a href="http://consult.westberks.gov.uk/kse">http://consult.westberks.gov.uk/kse</a>
	<b>By email:</b> <a href="mailto:planningpolicy@westberks.gov.uk">planningpolicy@westberks.gov.uk</a>
	<b>By post:</b> Planning Policy, Development and Regulation, Council Offices, Market Street, Newbury, RG14 5LD
<b>Return by:</b>	<b>4:30pm on Friday 3 March 2023</b>

This form has two parts:

- Part A - Your details: need only be completed once
- Part B - Your representation(s): please fill in a separate sheet for each representation you wish to make

**PART A: Your Details**

*Please note the following:*

- *We cannot register your representation without your details.*
- *Representations cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*
- *All information will be sent for examination by an independent inspector*
- *All personal data will be handled in line with the Council's Privacy Policy on the Development Plan. You can view the Council's privacy notices at <http://info.westberks.gov.uk/privacynotices>*

	<b>Your details</b>	<b>Agent's details (if applicable)</b>
Title:	Mr	
First Name:*	Roger	
Last Name:*	Stace	
Job title <i>(where relevant):</i>		
Organisation <i>(where relevant):</i>		
Address* <i>Please include postcode:</i>	[REDACTED]	
Email address:*	[REDACTED]	
Telephone number:	[REDACTED]	

*\*Mandatory field*

## Part B – Your Representation

**Please use a separate sheet for each representation**

The accompanying guidance note available at: <https://www.westberks.gov.uk/lpr-proposed-submission-consultation> will assist you in making representations.

*Your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change(s) as there will **not normally** be a subsequent opportunity to make further representations, **further submissions will ONLY be at the request of the Inspector, based on the matters and issues they identify for examination.***

Your name or organisation (and client if you are an agent):	Roger Stace
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**Please indicate which part of the Local Plan Review this representation relates to:**

Section/paragraph:	
Policy:	RSA 13
Appendix:	
Policies Map:	
Other:	

### 1. Legally Compliant

*Please see the guidance notes for an explanation of what 'legally compliant' means.*

**Do you consider the Local Plan Review is legally compliant?**

Yes

No

*Please give reasons for your answer:*

*The consultation was poorly advertised and almost prohibitively difficult to engage with.  
The housing allocation information was published after the plan which is the wrong order*

## 2. Soundness

Please see the guidance notes for an explanation of what 'soundness' means.

### Do you consider the Local Plan Review is sound?

The soundness of the LPR should be assessed against the following criteria from the National Planning Policy Framework (NPPF)

Please tick all that apply:

NPPF criteria	Yes	No
<b>Positively Prepared:</b> The plan provides a strategy which, as a minimum, seeks to meet the area's objectively assessed need and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where practical to do so and is consistent with achieving sustainable development		
<b>Justified:</b> the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		
<b>Effective:</b> the plan is deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground		
<b>Consistent with national policy:</b> the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF		

Please give reasons for your answer:

## 3. Complies with the Duty to Co-operate

Please see the guidance note for an explanation of what 'Duty to Cooperate' means.

### Do you consider the Local Plan Review complies with the Duty to Co-operate?

Yes

No

Please give reasons for your answer:

#### 4. Proposed Changes

**Please set out what change(s) you consider necessary to make the Local Plan Review legally compliant or sound, having regard to the tests you have identified above (Please note that non-compliance with the duty to co-operate is incapable of modification at examination).**

*You will need to say why this change will make the LPR legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.*

As a resident of [REDACTED] I strongly object to the inclusion of RSA 13 in the local plan. Planning applications for this site have already been rejected twice. To put it in the Local Plan so it can get through the back door is not acceptable. It will put additional pressure on the amenities of the village and cause damage to wildlife, their habitats and the local, rural character of the village.

Wildlife and rural character of the village:

The village lies just to the south of the North Wessex Downs AONB, as such the natural and rural character of the landscape is an important feature. The urban creep locally is already very evident with Reed Gardens to the east of the village adding over 30 properties. To the west in Thatcham, multiple developments are underway or proposed, blurring and diminishing the important green spaces between our villages and towns.

This proposed development is immediately adjacent to Great Mounts Copse, an ancient woodland and priority habitat. The grassland and hedges of the development site are important habitats in their own right and a vital buffer to the woodland and providing connectivity for wildlife to move across the landscape. The hedges may well be retained and the woodland buffered in the new development but the disturbance, initially from construction and then in perpetuity from light, noise, pets and people living their lives in the new development cannot be ignored. The area will inevitably become poorer for wildlife.

New Road Hill does not have street lighting and beautiful views of the night sky can be enjoyed. The additional lighting of 16 new properties packed into the plot of land will cause additional light pollution. Additional lighting, however sensitive, will impact on invertebrates such as moths and other night-flying insects as well as foraging bats and owls.

The field as it currently is, also retains rain water and reduces the speed of run off from the hills to the north, into the River Kennet, a Site of Special Scientific Interest. Natural retention and slowing of water is the best way to prevent flooding of property lower in the valley. The additional drainage and waste from the development will increase pressure on the sewerage network and the works on Station Road. Again additional risk to the River Kennet SSSI. During recent cold weather the run-off from existing roads onto the A4 already caused dangerous icy patches. More hard standing from this development will further exacerbate this.

Road Junction and Parking:

The proposal to have another road junction onto the A4 a mere 50m west of the New Road Hill junction is adding complexity and risk to an already difficult road junction. As someone who regularly turns right out of New Road Hill I know how difficult this can be at rush hour. The speed limit change means judging pulling out onto the A4 is difficult. This will be even harder for cars turning out of a new junction further west. The addition of more cars turning out of a new junction to the west combined with those vehicles already joining the A4 from both New Road Hill and Woolhampton Hill will make accidents that much more likely. This was exemplified by a recent accident with a vehicle joining the A4 from the village hall car park south of the A4, almost directly opposite the proposed location of the new junction.

I also take my young children south across the A4 to the play park using the traffic island just west of New Road Hill. This crossing is difficult to use already and will become more dangerous to pedestrians like my family and other families living on New Road Hill.

Parking locally is also an issue with multiple cars regularly parking next to the sub station on the



west side of New Road Hill where it joins the A4. These are cars of residents on New Road Hill and the Bath Road who simply have no other option. Will the development remove this opportunity to park? If so, the inevitable result will be more cars parking in increasingly dangerous and inconvenient locations. The development and resulting increase in cars within the village will exacerbate the parking issues further. During the development, will construction workers be provided with parking or will parking on New Road Hill increase further?

**Local School:**

The application makes little reference to the capacity of local schools. The Woolhampton CE Primary School was oversubscribed last year and with the Reed Garden development completed this situation will only become worse.

We moved to this area  years ago to start a family in a village surrounded by beautiful countryside. The developments we have seen in the village are slowly chipping away at the beauty of the area and putting additional pressures on infrastructure and amenities that are already stretched beyond capacity in many cases.

**5. Independent Examination**

**If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)?**

Yes

No

No

*If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:*

*Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.*

**6. Notification of Progress of the Local Plan Review**

**Do you wish to be notified of any of the following?**

*Please tick all that apply:*

*Tick*

The submission of the Local Plan Review for Independent Examination	X
The publication of the report of the Inspector appointed to carry out the examination	X
The adoption of the Local Plan Review	X

*Please ensure that we have either an up to date email address or postal address at which we can contact you. You can amend your contact details by logging onto your account on the Local Plan Consultation Portal or by contacting the Planning Policy team.*

<b>Signature</b>		<b>Date</b>	03/03/2023
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**Your completed representations must be received by the Council by 4:30pm on Friday 3 March 2023.**