



**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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*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:	Mrs	
First Name:*	Sarah	
Last Name:*	Beeson	
Job title (where relevant):		
Organisation (where relevant):		
Address* Please include postcode:		
Email address:*		
Telephone number:		

\*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):	
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**Please indicate which part of the Local Plan Review this representation relates to:**

Section/paragraph:	
Policy:	
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:*

There are no strategy documents to show how environmental policy requirements will be achieved or how the negative impact on environmental sustainability will be addressed by the proposed North East Thatcham development.

The education need for the proposed North East Thatcham development is unsupported by appropriate recent pupil number data. With no clear plan, the council would not appear to be addressing its obligation to provide educational facilities for children.

There is no full Health Impact Assessment for the proposed North East Thatcham development

## 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		X
<b>Justified:</b> the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence		X
<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		X

Please give reasons for your answer:

No Health Impact Assessment for the North East Thatcham development.  
 No evidence to support pupil numbers to be catered for in the school provision for North East Thatcham development, no clear details of schooling to be provided, no details of timing or sufficiency of funding, no details of flat land allocated for school sports fields  
 The Bucklebury Plateau Biodiversity Opportunity Area requires protection from increased footfall to protect and maintain its diversity of wildlife and habitat. The North East Thatcham development details its open areas as laid out to encourage engagement and footfall up on to the Plateau. This is not meeting the environmental needs of the wider area or providing protection to the precious nearby habitats. Increasing the level of traffic crossing Bucklebury Common would negatively effect on this ecosystem and would encourage more visitors to the common arriving by car.  
 WBC itself predicts some displacement of A4 traffic onto rural routes in its plan but does not consider that these roads are without pavements, the resultant dangers, or separate impact that this will have on the current nearby local village residents' quiet enjoyment of their surrounding area. There is now a suggestion of a roundabout on the steep and twisty Harts Hill road to connect to the north of the North East Thatcham development. This will further increase traffic onto the rural routes and the siting of a roundabout on this hill would introduce a significant traffic danger. There is no picture of this junction to indicate any thought as to how this might work.  
 Thatcham rail station with its crossing in its current form is not suitable to provide a public transport hub for the Thatcham population now proposed. There currently appears no strategy to deal with this. The proposed North East Thatcham development site is not flat and is situated well away from Thatcham town centre. Accordingly, the uptake of walking and cycling routes to any large extent is unrealistic, and for most new residents the car will represent the only viable means of transport, either to the station, where parking will be inadequate or to the final destination.  
 Alternatives to the proposed North East Thatcham development do appear to have been fully considered.  
 Changes in Government thinking on housing targets and the nature of future housing developments does not appear to have been incorporated into the documentation now under review.  
 The present strategy takes insufficient consideration of the needs of current residents living in Thatcham and the surrounding villages and the impact of the proposed North East Thatcham development on them, i.e. the education of their children, their transport needs, their continued health care and their quiet enjoyment of their surroundings. Local services are already at capacity.

### 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:*

Co-operation with the local health authority to consider the most advantageous delivery of medical provision to the proposed North East Thatcham development? Who exactly is going to operate the suggested surgery?

Co-operation with the environmental groups for the surrounding areas of Outstanding Natural Beauty? There seems no proof of any environmental positives in the impact of the North East Thatcham development and much reason to fear permanent and irreversible resulting damage.

Co-operation with the Education department? The education plans seem inconsistent and incomplete. Further, such as they are it appears that the education provision will follow after the house building program leaving many years of inadequate provision while development is ongoing.

Co-operation with Thatcham and surrounding village councils? How many of these support this plan?

Co-operation with service providers? Thatcham sewage works overflows into the local waterways when overloaded. Have such consequential impacts been considered?

### 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.*

Further studies to look more fully consider the environmental, transportation, health and educational impact for the proposed North East Thatcham development before proceeding any further with this part of the current plan.

The world has greatly changed of the last few years. Taking this into account, pausing the local plan in its entirety for a review of the local housing actually now needed, recent changes in Government policy and the better alternative ways there might be providing this.

## 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

*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	<input type="checkbox"/>
The publication of the report of the Inspector appointed to carry out the examination	<input type="checkbox"/>
The adoption of the Local Plan Review	<input type="checkbox"/>

*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>Sarah Beeson</b>	<b>Date</b>	<b>28.02.2023</b>
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**Your completed representations must be received by the Council by 4:30pm on Friday 3 March 2023.**