

Comment

Consultee	David Bridle (1334421)
Email Address	[REDACTED]
Address	
Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	David Bridle (1334421)
Comment ID	PS551
Response Date	02/03/23 21:00
Consultation Point	Policy SP 17 North East Thatcham Strategic Site Allocation (View)
Status	Processed
Submission Type	Web
Version	0.4
Bookmark	Bridle, David

1. Do you consider the Local Plan Review is legally compliant?

Please see the guidance note for an explanation of what 'legally compliant' means

No

2. Do you consider the Local Plan Review is sound?

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

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

Please tick all that apply:

Positively Prepared: 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. . No

Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence. . No

Effective: 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. . No

Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF. . No

Please give reasons for your answer

With regards to soundness, the small Town of Thatcham does not 'need' additional 2500 homes. The Local Authority has not assessed the Town needs to be doubled in size without appropriate provision of services. Such a development is not sustainable as the majority of people who will live in the new homes will drive vehicles to do shopping, access services and ferry young children about. Upgrading a road between the planned development and the existing Town allowing for a cycle way does not mean many residents will use a bicycle to go shopping!

With regards to soundness, the Local Authority has not properly assessed that the Town needs to be doubled in size without appropriate provision of all services required to sustain it. The plan is not deliverable over the plan period as there cannot be reliable assurances that the homes which will be phased will be sold allowing for the next phase to be built. The Primary schools would need to be built before the homes were completed and there will need to be retail zone allowing for Aldi / Lidl within the development to make it sustainable. There is no such zoning proposed and therefore people will be driving through the town and Floaral Way to Newbury where there are low cost shopping options as there are no such options provided in the East thus exacerbating the air pollution issues that already exist. This is therefore NOT sustainable development due to the lack of retail provision.

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

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

No

Please give reasons for your answer

A previous engagement event hosted by the Authority's external consultant took place where the host effectively asked what density of housing should be located where without considering what the adverse impacts there will be on local residents. The planned compensatory measures for such a significant and excessive number of homes exclude any mitigation for enhanced traffic flows in all surrounding residential streets such as Park Lane which has a pre-school and no safe crossing points and there are no specific 'improvements' specified / detailed for the Town / community. The Proposed 'park' within the development is far from most of the Town which means most will have to drive to access it therefore it is NOT sustainable development. Where are the specific improvements to all the poor quality play areas / parks and other areas of land within the Town?

5. Independent Examination

If your representation is seeking a change, do you consider it necessary to participate at the examination hearing session(s)? No

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

**The submission of the Local Plan Review for
Independent Examination**

**The publication of the report of the Inspector appointed
to carry out the examination**

The adoption of the Local Plan Review

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Email Address	[REDACTED]
Address	
Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	David Bridle (1334421)
Comment ID	PS552
Response Date	02/03/23 21:07
Consultation Point	Policy SP 18 Housing Type and Mix (View)
Status	Processed
Submission Type	Web
Version	0.1
Bookmark	Bridle, David

1. Do you consider the Local Plan Review is legally compliant?

Please see the guidance note for an explanation of what 'legally compliant' means

No

Please give reasons for your answer

SP18 has not assessed the fact that Thatcham already has a very high number of social housing and that the area of the North East is rated highly in terms of social deprivation so the housing mix should be biased towards equalising this disparity and creating a higher percentage of larger family homes. The home sizes have not reflected the fact that people these days mostly work from home and therefore a 2 bed is really a 1bed plus office.. so there needs to be a higher proportion of 3-4 bed dwellings to cater for home working.

2. Do you consider the Local Plan Review is sound?

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

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Please tick all that apply:

Positively Prepared: 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.

Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence.

Effective: 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.

Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF.

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

The submission of the Local Plan Review for Independent Examination . Yes

The publication of the report of the Inspector appointed to carry out the examination . Yes

The adoption of the Local Plan Review . Yes

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Consultee	David Bridle (1334421)
Email Address	[REDACTED]
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Event Name	Proposed Submission (Reg 19) West Berkshire Local Plan Review 2022-2039
Comment by	David Bridle (1334421)
Comment ID	PS553
Response Date	02/03/23 21:18
Consultation Point	Policy SP 24 Infrastructure Requirements and Delivery (View)
Status	Processed
Submission Type	Web
Version	0.2
Bookmark	Bridle, David

1. Do you consider the Local Plan Review is legally compliant?

Please see the guidance note for an explanation of what 'legally compliant' means

No

Please give reasons for your answer

The answer is I dont know if legally compliant as there is no option for 'don't know'. This is for an inspector to determine.

2. Do you consider the Local Plan Review is sound?

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

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

Please tick all that apply:

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Justified: the plan is an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence. . No

Effective: 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. . No

Consistent with national policy: the plan should enable the delivery of sustainable development in accordance with the policies of the NPPF. . No

Please give reasons for your answer

In terms of infrastructure which is my comment re SP24, there is no detail to improve safety on residential roads containing Primary Schools such as Park Lane which would be affected adversely by significant additional traffic movements. The Thatcham Park School has children classes from 2 YRS old and the road is already dangerous. The police fails to risk assess and provide specific mitigation policies for safer streets for Primary school areas/ zones. Sustainability includes safer development and this development creates additional risks without appropriate transparent mitigation.

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

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

No

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

The submission of the Local Plan Review for Independent Examination . Yes

The publication of the report of the Inspector appointed to carry out the examination . Yes

The adoption of the Local Plan Review . Yes