From: [redacted]
To:
Cc:
Subject: West Berkshire Local Plan Review 2022-2039 (LPR)
Date: 28 January 2025 10:51:14
Attachments: [redacted]

Please find my comments regarding the LPR

Kind Regards

Bernadette Southgate

West Berkshire Council	**West Berkshire Local Plan Review 2022-2039 (LPR)** **Consultation on Proposed Main Modifications** **(6 December 2024 – 31 January 2025)** Representation Form **Ref:** **(For official use only)**

Please complete and return this form:	**By email:** [redacted]
	By post: Planning Policy, Development and Housing, Council Offices, Market Street, Newbury, RG14 5LD
Return by:	**11:59pm on Friday 31 January 2025**

Please read the **Guidance Note,** available on the Council's website https://www.westberks.gov.uk/lpr-proposed-main-modifications, before making your representations.

This form has two parts:

PART A – Your details
PART B – Your representation(s)

Please complete a new form 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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.*

	1. Your details	2. Agent's details (if applicable)
Title	Mrs	
First Name*	Bernie	
Last Name*	Southgate	
Job title *(where relevant)*	N/A	
Organisation *(where relevant)*	N/A	
Address* *Please include postcode*	[redacted]	
Email address*		
Telephone number		
Consultee ID (if known)		

**Mandatory Field*

PART B – Your representation(s)

All comments made at previous stages of the LPR have been taken into account by the Inspector and there is no need to resubmit these. Publication of the proposed Main Modifications is a regulatory stage and any representations made should relate specifically to the legal compliance and soundness of the proposed Main Modifications and should not relate to parts of the Plan that are not proposed to be modified.

Please note *your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change.*

Your name or organisation *(and client if you are an agent):*	N/A

Proposed Main Modifications and Proposed Changes to the Policies Map

1. Please indicate whether your representation relates to the Schedule of Proposed Main Modifications or the Schedule of Proposed Changes to the Policies Map and provide the modification/change number you are commenting on below:

Document name	WBC Local Plan Main Modifications MM25 & MM26
Modification/Change reference number (MM / PMC)	Main Modifications MM25 & MM26

2. Do you consider the Proposed Main Modification or Proposed Policy Map Change to be:
(please tick/mark 'X' one answer for a and one for b)

a) **Legally compliant** Yes [ ] No [X]

b) **Sound** Yes [ ] No [X]

Please refer to the guidance notes for a full explanation of 'legally compliant' and 'soundness'

If you consider the Proposed Main Modification or Proposed Policy Map Change not to be sound, please identify which test of soundness your representation relates to:
(please tick/mark 'X' all that apply)

Positively Prepared: The LPR should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements.	**X**
Justified: the LPR should be the most appropriate strategy, when considered against the reasonable alternatives	**X**
Effective: the LPR should be deliverable	**X**
Consistent with national policy: the LPR should enable the delivery of sustainable development in accordance with the policies of the NPPF	**X**

3. If you have answered 'No' to question 2a or 2b above, please provide details of why you consider the Proposed Main Modification or Proposed Policy Map Change is not legally compliant or is unsound, including any changes you consider necessary to make the Plan legally compliant or sound.

You will need to say why this change will make the Local Plan Review 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.

- The increase of the dwellings allocated for the site to 2,500
    - There is no indication of how the increase will be accommodated but we are assuming that it will need to come closer to Upper Bucklebury.
    - Significant increase in highways impact when 1,500 was already found to be harmful. Harts Hill road is hazardous and winding and with vehicles any bigger than a car the middle of the road is frequently breached and manoevering towards the embankment is then necessary avoid accidents. Bikes ridden and Bikes being pushed are commonplace on Hart's Hill road. Overtaking is very hazardous.
    - Multiple access points on to Hart's Hill road will further delay already significant queues that build up on Thatcham's northern relief roads and will increase dangers on Hart's Hill road
- Indication in allocation plan of access onto Harts Hill – meaning a potential rat run through UB for access to M4 J12, J13 and the Common.
- Significant ambiguity around delivery of community infrastructure in terms of education and health facilities. Potential for these to have to be provided off-site further increasing car journeys. A Doctor's surgery will be needed before any potential patients move to this site. There is no capacity in the surrounding surgeries.
- Many areas of mitigation / impact / delivery / design left to Masterplanning process. Little reassurance to date from WBC on how this will be carried out.
- Already concerns around how WBC has sought to engage with parish councils as part of the main modifications with invites to a meeting just 7 working days before the end of the main modifications consultation. No PC councillors were permitted to attend the meeting in person.
- Significant concern over potential harm to biodiversity resulting from development of the site. BPC proposed that ecology surveys and evidence base were incorrect and outdated to support 1,500 dwellings. No updates have been undertaken to support an increase in dwellings or even for any development.
- Significant impact on the setting of the National Landscape (AONB as was) as a result of increase in dwellings.
- Lack of update to assessment of impacts in the Sustainability Appraisal as a result of the increase in dwellings.
- Water supply is a big concern. Hart's hill road has been often closed while Thames Water repaired sewage pipes. Definite assessments need to be made about certainty and quality of supply and, with very poor records of dealing with waste water safe discharge needs to be guaranteed
- Also this area has flooded and ground water may be a problem too.
- The flood prevention infrastructure was built before this development was ever proposed

Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA)

4. Do you have any comments on the updated Sustainability Appraisal/Strategic Environmental Assessment Report – Proposed Main Modifications (November 2024)?
(Please be as precise as possible)

Page number	
Paragraph number	
Comments:	

- Significant concern over potential harm to biodiversity resulting from development of the site. BPC proved that ecology surveys and evidence base were incorrect and outdated to support 1,500 dwellings. No updates have been undertaken to support an increase in dwellings or even for any development.
- Significant impact on the setting of the National Landscape (AONB as was) as a result of increase in dwellings.
- Lack of update to assessment of impacts in the Sustainability Appraisal as a result of the increase in dwellings.
- Assuming a large increase in school age children further schools will be needed as soon as the houses are being lived in
- The likelihood of many more cars being on the roads needs consideration and travelling over the railway crossing in Thatcham will cause significant delays

Habitats Regulations Assessment

5. Do you have any comments on the addendum to the Habitats Regulations Assessment of the Proposed Main Modifications (November 2024)?
(Please be as precise as possible)

Page number	
Paragraph number	
Comments:	

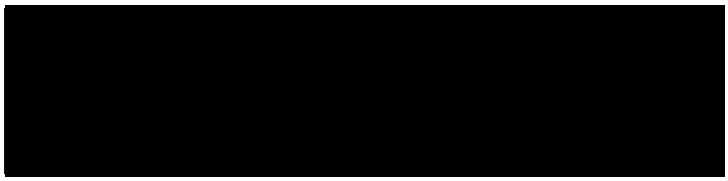
- Significant concern over potential harm to biodiversity resulting from development of the site. BPC proved that ecology surveys and evidence base were incorrect and outdated to support 1,500 dwellings. No updates have been undertaken to support an increase in dwellings or even for any development.
- Significant impact on the setting of the National Landscape (AONB as was) as a result of increase in dwellings.
- Lack of update to assessment of impacts in the Sustainability Appraisal as a result of the increase in dwellings.
- A full habitat assessment is needed as it is an AONB

Notification of Progress of the Local Plan Review

6. Do you wish to be notified of any of the following?
(please tick/mark 'X' all that apply)

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.

Signature		**Date**	**28/01/2025**

Your completed representations must be received by the Council by 11:59pm on Friday 31 January 2025.

***Please note* – Personal/Contact Details**

All submitted representations will be made publicly available, including on the Council's website, with the person/organisation making the representation being identified. A copy of all submitted representations will also be made available to the Planning Inspectorate and the person appointed by the Secretary of State to conduct the examination.

To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the LPR. The Council therefore cannot accept anonymous representations – you must provide us with your name and contact details. Address details will not be made publicly available. 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.

The Council will also need to make sure that the names and full addresses of those making representations can be made available and taken into account by the Inspector. By submitting a representation, you confirm that you agree to this and accept responsibility for your comments. The Planning Inspectorate's privacy statement for local plan examinations is available at https://www.gov.uk/guidance/local-plans#plans-privacy-statement.