

From: [REDACTED]
To: [PlanningPolicy](#)
Subject: West Berks Local Plan Review - Representation Form
Date: 31 December 2024 09:40:18
Attachments: [WBC Local Plan Review .pdf](#)

This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.

I am enclosing my Representation Form. Please confirm receipt.

Michael Hirst

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Michael Hirst

[REDACTED]



**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: planningpolicy@westberks.gov.uk
	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.

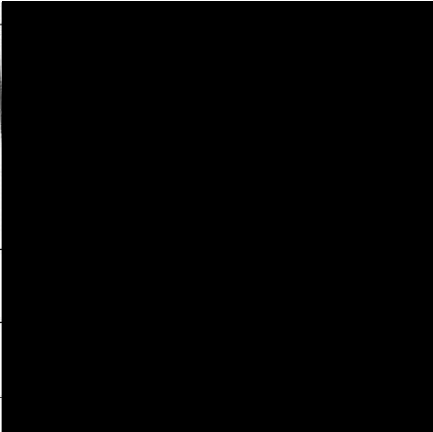
This form has two parts:
 PART A – Your details
 PART B – Your representation(s)

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cannot be kept confidential and will be available for public scrutiny, however, your contact details will not be published.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	MR	
First Name*	MICHAEL	
Last Name*	HIRST	
Job title <i>(where relevant)</i>		
Organisation <i>(where relevant)</i>		
Address* <i>Please include postcode</i>		
Email address*		
Telephone number		
Consultee ID <i>(if known)</i>		

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):	MICHAEL HIRST
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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	WEST BERKSHUIRE LOCAL PLAN REVIEW 2022-2039 SCHEDULE OF PROPOSED MAIN MODIFICATIONS (MM) – NOVEMBER 2024
Modification/Change reference number (MM / PMC)	MM3/PMC3

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
- b) Sound Yes No

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.	
Justified: the LPR should be the most appropriate strategy, when considered against the reasonable alternatives	x
Effective: the LPR should be deliverable	
Consistent with national policy: the LPR should enable the delivery of sustainable development in accordance with the policies of the NPPF	

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 map showing the area for development indicated that the 25 houses would be built on land immediately adjacent to houses on the western side of Riverview Road. At present those houses have an open and uninterrupted outlook towards the west over open fields. These properties would be severely impacted by a development that abutted their gardens, specifically the elevated positions occupied by the new housing means that they would overlook existing properties, plus the resulting noise transfer.

However, I think this problem would be solved if the development was repositioned to the opposite side of the field identified in PMC15/Annex N. Access to the site would be unchanged, but this repositioning would make an enormous difference to the impact the development would have on Riverview Road residents. This adjustment would also remove the need to reposition existing overhead/underground electrical cabling.

There are two issues to consider.

First, the Parish Council is concerned about the extension of the village settlement boundary but any development on the north side of Pangbourne Hill will require the settlement boundary to be extended. The inclusion of a buffer between existing housing and new housing far outweighs any concerns about the size of the overall village settlement boundary.

Secondly, the WBC Landscape Sensitivity study highlighted the possibility of the site at the opposite side of the field being visible from the AONB on the opposite side of the valley. I have checked this and there is no possibility of any part of the site being visible from any land on the other side of the valley that is accessible by the public - this includes footpaths, bridleways, by-ways and roads. So, relocating the development to the other side of the field would make no difference to the Landscape Sensitivity.

In conclusion, I fully recognise the requirement to add to the housing stock in West Berkshire and understand Pangbourne's potential to contribute towards this. However, I believe that in the case of the land to the north of Pangbourne Hill there is a practical opportunity to reduce the impact of any development on existing residents without detracting from the effectiveness of the overall project.

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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:	

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)

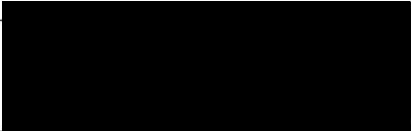
Page number	
Paragraph number	
Comments:	

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	29/12/2024
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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>.